

MORTGAGE RECORD No. 49.

4151

MORTGAGE STANDARD FORM, Gazette Co., Printers, Binders and Blank Book Makers, Lawrence, Kan.

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Notary Public.
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Register of Deeds,
Deputy.

(In perfectible return see Book 51, Page 365)

Recorded May 5th 1917

(In perfectible return see Book 51, Page 201)

For assignment see Book 54, Page 532.
For assignment see Book 54, Page 532.
For assignment see Book 54, Page 532.

This Indenture, Made this 6th day of March in the year of our Lord nineteen
hundred and twelve (1912) between O. H. M^cGuay Jr. and Minnie
Alta M^cGuay, his wife of Lawrence in the County of
Douglas and State of Kansas, of the first part, and
Daniel Heffner of the second part:

Witnesseth, That the said parties of the first part, in consideration of the sum of
Three Thousand Four Hundred Forty (\$3440) DOLLARS,
to them duly paid, the receipt of which is hereby acknowledged, have sold, and by these presents do grant, bargain, sell and mortgage
to the said part y of the second part his heirs and assigns, forever, all that tract or parcel of land situated in the County of Douglas,
and State of Kansas, described as follows, to-wit:

Lots numbered 67-68-69-70-71-72-73-74-75-76-85-86
89-90 and 93 in the Fair Grounds Addition, an Addition
to the City of Lawrence, Kansas as per the recorded
plat thereof.

O. H. M^cGuay Jr. agrees to build two houses on these
lots within one year, to cost not less than \$850 each.

with all the appurtenances, and all the estate, title and interest of the said part and the first part therein. And the said
O. H. M^cGuay Jr. and Minnie Alta M^cGuay, his wife hereby covenant and agree that
at the delivery hereof they are the lawful owner of the premises, above granted, and seized of a good and indefeasible
estate of inheritance therein, free and clear of all incumbrances

This Grant is intended as a Mortgage to secure the payment of the sum of
\$3440
according to the terms of a certain note this day executed
and delivered by the said O. H. M^cGuay Jr. and Minnie Alta M^cGuay, his wife to the said part y of the second part
Daniel Heffner.

and this conveyance shall be void if such payments be made as herein specified. But if default be made in such payment, or any part thereof,
or interest thereon, or the taxes, or if the insurance is not kept up thereon, then this conveyance shall become absolute, and the whole amount
shall become due and payable, and it shall be lawful for the said part of of the second part, executors, administrators and assigns, at
any time thereafter to sell the premises hereby granted, or any part thereof, in the manner prescribed by law; and out of all the moneys arising
from such sales to retain the amount then due for principal and interest, together with the cost and charges of making such sales, and the
overplus, if any there be, shall be paid by the part making such sale, on demand, to said
heirs and assigns.

IN WITNESS WHEREOF, The said part is of the first part has hereunto set their hand and seal the day and year first above
written.

Signed, Sealed and Delivered in presence of
O. H. M^cGuay Jr. [SEAL]
Minnie Alta M^cGuay [SEAL]
[SEAL]

STATE OF KANSAS,
County } ss.

BE IT REMEMBERED, That on this 8 day of May A. D. 1912, before me,
C. H. Sparr a Notary Public in and for said County and State, came
O. H. M^cGuay Jr. and Minnie Alta M^cGuay
Jr. his wife to me personally known to be the same
person who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and
year last above written.
C. H. Sparr
Notary Public.

My Commission Expires Nov 16th 1915
Filed for Record the 8 day of May A. D. 1912, at 1⁵⁰ o'clock P M.
Floyd L Lawrence Register of Deeds.
Deputy.