

# MORTGAGE RECORD No. 49.

471

MORTGAGE STANDARD - L. N. GARLICK CO. PUBLISHERS, CHICAGO, ILL. AND NEW YORK, N. Y.

This Indenture, Made this 3rd day of April in the year of our Lord one thousand and one hundred and twelve, between William T. Reynolds and Sarah E. Reynolds, his wife, of the Township of Douglas in the County of Douglas and State of Kansas, of the first part, and Hugh Blair of the second part:

Witnesseth, That the said part 1st of the first part, in consideration of the sum of Five hundred and Eighty 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 2d 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:

The North-half ( $\frac{1}{2}$ ) of the North-west quarter ( $\frac{1}{4}$ ) of Section Four (4) in Township Fourteen (14) of Range Twenty (20) less about 15 acres in North-east corner of said quarter section cut off by travelled road, Also South-half ( $\frac{1}{2}$ ) of the South-east quarter ( $\frac{1}{4}$ ) of South-west quarter ( $\frac{1}{4}$ ) of Section Thirty-three (33) in Township Thirteen (13) of Range (20)

The mortgagors agree to keep the buildings on premises insured against fire, lightning and windstorms to the extent of their insurable value, in a company or companies approved of be this mortgagee with mortgage clause making loss payable to said mortgagee, or his assigns as his interest may appear, and failing to do so holder of mortgage may have same insured and the cost of so doing added to the mortgage to draw interest until paid at 10%

with all the appurtenances, and all the estate, title and interest of the said part 2d of the first part therein. And the said Parties of the first part do hereby covenant and agree that at the delivery hereof they are the lawful owners 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 Five Hundred & Eighty dollars according to the terms of certain this day executed and delivered by the said Parties of the first part to the said part 2d of the second part

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 2d of the second part, his 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 2d making such sale, on demand, to said Parties of the first part their heirs and assigns.

IN WITNESS WHEREOF. The said part 1st 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

William T. Reynolds [SEAL]  
Sarah E. Reynolds [SEAL]  
[SEAL]

STATE OF KANSAS.

Douglas County } ss.

BE IT REMEMBERED, That on this 3rd day of April A. D. 1912 before me,



H. F. Marsh a Notary Public in and for said County and State, came William T. Reynolds and Sarah E. Reynolds his wife to me personally known to be the same person as 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.

My Commission Expires July 22 1913

H. F. Marsh Notary Public.

Filed for Record the 6 day of July A. D. 1912, at 10:25 o'clock 9 M.

Gloyd L. Lawrence Register of Deeds.  
Deputy.

Recorded Dec 30 " 1912  
Gloyd L. Lawrence  
Deputy  
Notary Public  
H. F. Marsh  
Notary Public