

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

This Indenture, Made this 14th day of August in the year of our Lord nineteen hundred and twelve, between Jacob R. Baker and Lucy Baker his wife, of the City of Lawrence in the County of Douglas and State of Kansas, of the first part, and Granville Jager of the second part:

Witnesseth, That the said part 1st of the first part, in consideration of the sum of Seven Hundred DOLLARS, to them paid, the receipt of which is hereby acknowledged, have sold, and by these presents do grant, bargain, sell and mortgage to the said part 2nd 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:

Lot number Five (5) of B. F. Smith's Subdivision of Lots numbers Sixteen (16) Seventeen (17) Eighteen and Nineteen (19) in block number Fifteen (15) of Babcock's Enlarged Addition and lots numbers Twelve (12) and Thirteen (13) in Block number Three (3) of Cranston's Subdivision of Block number Fifteen (15) of Babcock's Enlarged Addition to the City of Lawrence in said County and State.

The mortgagors agree to keep the buildings on premises insured against fire, lightning and windstorm to the extent of their insurable value, in a company or companies approved of by this mortgagee with mortgage clause making loss payable to said mortgagee, or his assigns, as his interest may appear.

with all the appurtenances, and all the estate, title and interest of the said part 1st 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 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 Seven Hundred according to the terms of One certain Note this day executed and delivered by the said parties of the first part to the said part 2nd of the second part payable five years after date with interest thereon according to the terms of said note and coupons hereto attached

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 2nd 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 2nd 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
Hugh Blair

J. L. Baker [SEAL]
Lucy Baker [SEAL]

STATE OF KANSAS.

Douglas County } ss.

BE IT REMEMBERED, That on this 14th day of August A. D. 1912, before me, Hugh Blair a Notary Public in and for said County and State, came Jacob R. Baker and Lucy Baker 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.

My Commission Expires 28 Decr 1913

Hugh Blair Notary Public.

Filed for Record the 15 day of Aug A. D. 1912, at 9⁰¹ o'clock A. M.

J. Lloyd L. Lawrence Register of Deeds.

Deputy.

This instrument is subject to the official instrument of the State of Kansas, and the same is hereby acknowledged and the same is hereby recorded and the same is hereby filed for record and the same is hereby entered in the public records of the State of Kansas.

Recorded Aug 2 1916

J. Lloyd L. Lawrence

Chas. L. McGee

Recorded Aug 2 1916

J. Lloyd L. Lawrence