

MORTGAGE RECORD No. 49.

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

This Indenture, Made this third day of September in the year of our Lord nineteen
hundred and twelve, between

Emma N. Cummings, widow of _____ in the County of
Douglas and State of Kansas, of the first part, and

W. G. Sinclair of Lawrence, Kansas of the second part:

Witnesseth, That the said party of the first part, in consideration of the sum of
Nine hundred DOLLARS,

to her duly paid, the receipt of which is hereby acknowledged, have sold, and by these presents doth grant, bargain, sell and mortgage
to the said party 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 South-west Quarter of Section No. Nine (9) in
Township No. 7 North (13) South, of Range No. Eighteen (18)
East of the 6th Principle Meridian

with all the appurtenances, and all the estate, title and interest of the said party of the first part therein. And the said
Emma N. Cummings doth hereby covenant and agree that
at the delivery hereof she is 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 except that they will warrant and defend the same
to the quiet and peaceful possession of the said second party, his heirs and assigns forever
against all persons lawfully claiming the same. This Grant is intended as a Mortgage to secure the payment of the sum of

Nine hundred Dollars

according to the terms of one certain mortgage note
and delivered by the said party of the first part to the said party of the second part
for in five years from date with interest payable to maturity as evidenced
by coupons attached and interest after maturity or default at rate of 10% per annum

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 party 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 party making such sale, on demand, to said party of the first part, her
heirs and assigns.

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

Signed, Sealed and Delivered in presence of
Emma N. Cummings [SEAL]
_____[SEAL]
_____[SEAL]

STATE OF KANSAS,
Douglas County } ss.

BE IT REMEMBERED, that on this 3 day of September A. D. 1912, before me,
the undersigned a Notary Public in and for said County and State, came
Emma N. Cummings, a widow
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
last above written.

My Commission Expires July 21st 1914 Lena Urech Notary Public.

Filed for Record the 4 day of Sept A. D. 1912 at 2 25 o'clock P. M.
Lloyd L. Lawrence Registrar of Deeds.

Deputy.

For Release see Book 54 Page 617
For Release see Book 486 Page 44