

MORTGAGE RECORD No. 49.

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

Nineteen
one hundred and
two in the County of

of the second part:
of the sum of
DOLLARS,
gain, sell and mortgage
the County of Douglas.

Twenty one (21)
Twenty one (21)

aid
covenant and agree that
a good and indefeasible
interest
the payment of the sum of
dollars
of the second part

ent, or any part thereof,
and the whole amount
and assigns, at
of all the moneys arising
making such sales, and the
said interest

day and year first above

Appard [SEAL]
Appard [SEAL]
[SEAL]

D. 1912, before me,
County and State, came
Harold
ly known to be the same
me.
Official seal on the day and

Notary Public.
M.
Register of Deeds.
Deputy.

The mortgage is recorded in the mortgage book of the County of Douglas, Kansas, at the time of recording, and the same has been duly recorded in the mortgage book of the County of Douglas, Kansas, at the time of recording.

Recorded *March 6 1913*

Robert L. Lawrence
Register of Deeds

This Indenture, Made this *27* day of *February* in the year of our Lord *Nineteen*
hundred and twelve, between *Alvin F. Baker and Augusta*
Baker his wife of *Baldwin* in the County of
Douglas and State of Kansas, of the first part, and

Earl A. Baker of the second part:
Witnesseth, That the said part *is* of the first part, in consideration of the sum of
One thousand 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 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 East half (E $\frac{1}{2}$) of the Northwest quarter (NW $\frac{1}{4}$) of Northwest Quarter (NW $\frac{1}{4}$) of section Ten
(10) Twp Fifteen (15) Range Twenty (20) and Beginning at the North West corner of North
East Quarter (NE $\frac{1}{4}$) of Northwest quarter (NW $\frac{1}{4}$) thence South East $\frac{1}{2}$ (80) rods, East Nineteen
(19) rods, North Fifteen (15) rods, East thirteen (13) rods (13) $\frac{1}{2}$ links, North 65 rods,
W 32 rods, 13 links to beginning less about $2\frac{1}{3}$ acres sowed to Baldwin City.

with all the appurtenances, and all the estate, title and interest of the said part—of the first part therein. And the said
Alvin F. Baker, Augusta Baker 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 *except a mortgage of four thousand*
dollars on which twenty-four hundred dollars is paid
This Grant is intended as a Mortgage to secure the payment of the sum of
One thousand dollars
according to the terms of *one* certain *note* this day executed
and delivered by the said *Alvin F. Baker and Augusta Baker* to the said party of the second part
due in one year with 6% interest payable semi-annually

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 *Alvin F. Baker, his*
heirs and assigns.

IN WITNESS WHEREOF, The said part *is* of the first part have hereunto set *their* hands and seals the day and year first above
written.

Signed, Sealed and Delivered in presence of

Alvin F. Baker [SEAL]
Augusta Baker [SEAL]

STATE OF KANSAS,
Douglas County } ss.

BE IT REMEMBERED, That on this *27* day of *Feb* A. D. 1910, before me,
W. M. Clark a Notary Public in and for said County and State, came
Alvin F. Baker and Augusta Baker, his wife,
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 *May 15* 1915 *W. M. Clark* Notary Public.

Filed for Record the *23* day of *September* A. D. 1912, at *9 $\frac{1}{2}$* o'clock *9* M.
Robert L. Lawrence Register of Deeds.
W. M. Donnell Deputy.