

MORTGAGE RECORD No. 49.

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

This Indenture, Made this 14th day of September in the year of our Lord one thousand
hundred and twelve, between Charles A. Leggett and Rosa
M. Leggett, his wife of Endora in the County of
Douglas and State of Kansas, of the first part, and
The Baldwin Building Co. (a corporation) of the second part:

Witnesseth, That the said part re of the first part, in consideration of the sum of Fifty-four hundred & 00/100 DOLLARS, to them duly paid, the receipt of which is hereby acknowledged, have we 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,

The undivided one fifth (1/5) of the Southwest Quarter of Section Thirty-one (31) Township Thirteen (13) of Range twenty-one (21), Also the East Half of the Northwest Quarter of Section Six (6), Township Fourteen (14) of Range Twenty-one (21), Also Lots Five, Six Seven, Eight & Nine (5,6,7,8 & 9), & Commencing at the Northwest corner of Lot Ten, running thence South Sixty feet, Thence East to the railroad line; thence along railroad line to corner of Lot Eleven, thence West to beginning, being a part of Lot Ten and Eleven, in Media, now Baldwin City, Kansas.

with all the appurtenances, and all the estate, title and interest of the said part as of the first part therein. And the said Charles A & Rose M Lippett 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 \$5400⁰⁰

according to the terms of a certain note this day executed
and delivered by the said Charles A. Robinson Liggett to the said part 4 of the second part
due two years after date with interest at the rate of
7.00% per annum, 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 part 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 costs and charges of making such sales, and the overplus, if any there be, shall be paid by the part of the second part, Charles A. Posa on Request, the heirs and assigns.

IN WITNESS WHEREOF, The said part us of the first part ha us hereunto set their hands and seal 5 the day and year first above written.

Signed, Sealed and Delivered in presence of

Charles A. Leggett [SEAL]
Rosa M. Leggett [SEAL]
[SEAL]

STATE OF KANSAS.

Douglas County } 55

BE IT REMEMBERED, That on this 27th day of September A. D. 1912, before me,



John W. Kiser a Notary Public in and for said County and State, came
Charles A. Leggett and Rosa M. Leggett
husband and 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 October 25, 1913

J. E. Wise
Notary Public.

Filed for Record the 10 day of Oct A. D. 1922, at 11⁰⁰ o'clock 31 M

D Lloyd L Lawrence Register of Deeds.
Deputy