

MORTGAGE RECORD No. 49.

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MORTGAGE STANDARD FORM. Gazette Co. PRINTED MODERN AND WORK BOOK MACHINERY LAWRENCE, KAN.

This Indenture, Made this twenty seventh day of September in the year of our Lord nineteen hundred and twelve between Byron O Bass and Mary C Bass, husband and wife of Nemaha in the County of Nemaha and State of Kansas, of the first part, and William Riggs of the second part:

Witnesseth, That the said part 1st of the first part, in consideration of the sum of Twelve hundred and eighty four 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 Seventy (70) feet of Lot 54 fifty (54) fifty five (55) and fifty six (56) on Orange Street in Baldwin City, Kansas.

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 Twelve hundred eighty four dollars 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 2d of the second part consenting to pay the said sum three years after the date thereof with interest at the rate of seven per cent per annum payable 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 2d of the second part, he 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. and the principal of payment in multiple of fifty dollars at any interest payable to themselves

IN WITNESS WHEREOF, The said part 1st of the first part have hereunto set their hand and seal the day and year first above written.

Signed, Sealed and Delivered in presence of

Byron O Bass [SEAL]
Mary C. Bass [SEAL]
[SEAL]

STATE OF KANSAS.

Nemaha County } ss.

BE IT REMEMBERED, That on this 30th day of Sept A. D. 1912, before me,

the undersigned a Notary Public in and for said County and State, came Byron O Bass and Mary C Bass, his wife

to me personally known to be the same person s 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 Sept 15 1916 M. DeForest Notary Public.

Filed for Record the 16 day of Oct A. D. 1912, at 9⁰⁰ o'clock a. M.

Clayd L Lawrence Register of Deeds.
Deputy.

In consideration of full pay
made of the within mortgage
I hereby releasing the same this
20 day of September 1912
William Riggs

ATTEST:
Clayd L Lawrence
Register of Deeds

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Register of Deeds.
Deputy.