

MORTGAGE RECORD No. 49.

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This Indenture, Made this 1st day of November in the year of our Lord nineteen
hundred and twelve, between R. S. Kuhn and Emma B. Kuhn
his wife of Baldwin in the County of
Kansas and State of Kansas, of the first part, and

The Baldwin State Bank of Baldwin, Kansas of the second part:

Witnesseth, That the said parties of the first part, in consideration of the sum of
One Thousand no 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 of of the second part its successors 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:

(A) Lot Seventy Two (72) and Seventy Four (74) on Chapel Street Baldwin City
(B) Lot Sixty Six, and the West half of Lot Sixty Four (64) on Chapel Street Baldwin City
(C) Lot Twelve (12) Thirteen (13) Fourteen (14) and Fifteen (15) on Ames Street Baldwin City

with all the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said
R. S. Kuhn and Emma B. Kuhn 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

This Grant is intended as a Mortgage to secure the payment of the sum of
One Thousand dollars
according to the terms of our certain note this day executed
and delivered by the said R. S. Kuhn and Emma B. Kuhn to the said part of of the second part
due in three years with 7% 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 part of of the second part, its successors 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 of making such sale, on demand, to said R. S. Kuhn and Emma B. Kuhn, their
heirs and assigns.

IN WITNESS WHEREOF, The said part of 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

R. S. Kuhn [SEAL]

Emma B. Kuhn [SEAL]

[SEAL]

STATE OF KANSAS,

Douglas County } ss.

BE IT REMEMBERED, That on this 13th day of Nov A. D. 1912, before me,
W. M. Clark a Notary Public in and for said County and State, came
R. S. Kuhn and Emma B. Kuhn, 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 May 15 1915

W. M. Clark
Notary Public.

Filed for Record the 10 day of Nov A. D. 1912, at 9 o'clock A M.

Walter L. Lawrence Register of Deeds.

Deputy.

Baldwin State Bank of Baldwin, Kansas