

MORTGAGE RECORD No. 49.

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

This Indenture, Made this 9th day of November in the year of our Lord nineteen
hundred and twelve, between B. S. Kuhn and Emma B. Kuhn
his wife of Baldwin in the County of

Douglas and State of Kansas, of the first part, and
The Baldwin State Bank, Baldwin, Kansas of the second part:

Witnesseth, That the said parties of the first part, in consideration of the sum of
fifteen hundred 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 their 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 Street
Baldwin City
(B) Lot Sixty Six (66) and the West half of Lot Sixty four (64) Chapel
Street Baldwin City.
(C) Lots 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
B. S. Kuhn and Emma B. Kuhn 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 irrevocable
estate of inheritance therein, free and clear of all incumbrances except a first mortgage of \$1000.00
dated Nov. 1, 1912 to the same grantees and due in three
years This Grant is intended as a Mortgage to secure the payment of the sum of

fifteen hundred dollars
according to the terms of one certain installment note this day executed
and delivered by the said B. S. Kuhn and Emma B. Kuhn to the said party of the second part
payable \$45.00 Dec 9 1912 and \$45.00 Monthly thereafter with 8% interest
payable monthly

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, 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 party making such sale, on demand, to said B. S. Kuhn and Emma B. Kuhn their
heirs and assigns.

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

Signed, Sealed and Delivered in presence of

B. S. Kuhn [SEAL]

Emma B. Kuhn [SEAL]

[SEAL]

STATE OF KANSAS.

Douglas County } ss.

BE IT REMEMBERED, That on this 15 day of Nov A. D. 1912, before me,

H. M. Clark a Notary Public in and for said County and State, came
B. 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

H. M. Clark Notary Public.

Filed for Record the 20 day of Nov A. D. 1912, at 9:46 o'clock A. M.

Floyd L. Lawrence Register of Deeds.

Deputy.

For Partial Release See Book 57 Page 216
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