

MORTGAGE RECORD No. 49.

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

This Indenture, Made this Seventh day of December in the year of our Lord one thousand nine hundred and twelve, between George F. Derby and Alta Derby his wife of the City of Lawrence in the County of Douglas and State of Kansas, of the first part, and Hugh L. Shaw of the second part:

Witnesseth, That the said part two of the first part, in consideration of the sum of Twelve 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 part one 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:

Lot number One hundred and five (105) on Vermont street, in the City of Lawrence, said County and State,

~~The mortgagors agree to keep the buildings on premises insured against fire, lightning and windstorm to the extent of their insurable value, in a company or companies approved of by this mortgagee with mortgage clause making loss payable to said mortgagee or his assigns, as interest may appear, and failing to do so holder of mortgage may have same insured and the cost of so doing added to the mortgage to draw interest until paid at 10%.~~

with all the appurtenances, and all the estate, title and interest of the said part two 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 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 one of the second part Payable three years after date with interest thereon according to the terms of said note and coupons thereto attached

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 one 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 part one making such sale, on demand, to said Parties of the first part heirs and assigns.

IN WITNESS WHEREOF, The said part two 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

Jennie Matt

George F. Derby [SEAL]

Alta Derby [SEAL]

[SEAL]

STATE OF KANSAS,

Douglas County } ss.

BE IT REMEMBERED, That on this 7th day of Dec A. D. 1912, before me, Jennie Matt a Notary Public in and for said County and State, came George F. Derby and Alta Derby 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 30th Mar 1916.

Jennie Matt Notary Public.

Filed for Record the 9 day of Dec A. D. 1912, at 3 o'clock P M.

Floyd L. Lawrence Register of Deeds.

Deputy.

This mortgage is subject to the original instrument
 Therein herein described hereof being part in the
 7th day of December 1912
 This mortgage is subject to the original instrument
 Therein herein described hereof being part in the
 7th day of December 1912
 Recorded Dec 11 1912
 Estate of George F. Derby
 Register of Deeds
 Douglas County
 Kansas