

MORTGAGE RECORD No. 49.

MORTGAGE STANDARD FORM. CARETAKERS, BUILDERS AND WORK BOOK MAKERS, LAWRENCE, KAN.

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by [SEAL]

[SEAL]

[SEAL]

1912, before me,

County and State, came

this wife

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al seal on the day and

at

Notary Public.

-M.

Register of Deeds.

Deputy.

This Indenture, Made this fourth day of December in the year of our Lord one thousand
hundred and twelve, between William H Nelson and Lou Nelson, his
wife of Lawrence in the County of
Douglas and State of Kansas, of the first part, and
Wm G Sinclair of the second part:

Six Hundred and Fifty 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 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 No One (1) B. & Co. addition to the City of Lawrence, being
the homestead of said parties of the first part, who agree to
maintain insurance to the amount of Six Hundred Dollars on
the buildings now on or to be erected on said lot during the
existence of this loan mortgage for the benefit of the party
of the second part, his heirs and assigns

with all the appurtenances, and all the estate, title and interest of the said party 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 owners of the premises, above granted, and seized of a good and indefeasible
estate of inheritance therein, free and clear of all incumbrances and that they will maintain and defend the
same in the quiet and peaceable possession of said 2d party, his heirs and assigns against
all lawful claimants This Grant is intended as a Mortgage to secure the payment of the sum of

Six hundred and Fifty Dollars
according to the terms of one certain mortgage note this day executed
and delivered by the said parties of the first part to the said party of the second part

due in five (5) years from date with interest from date to maturity as evidenced
by coupons attached thereto and interest to maturity or default at 10% per annum
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, 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 party making such sale, on demand, to said parties of the first part, their
heirs and assigns.

IN WITNESS WHEREOF, The said parties 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

W H Nelson [SEAL]

Lou Nelson [SEAL]

[SEAL]

STATE OF KANSAS.

Douglas County } ss.

BE IT REMEMBERED, that on this 5th day of December A. D. 1912, before me,



the undersigned a Notary Public in and for said County and State, came
William H Nelson and Lou Nelson, 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 Feb 2, 1914

Lena Ulrich Notary Public.

Filed for Record the 11 day of Dec A. D. 1912, at 7 o'clock A. M.

Lloyd L Lawrence Register of Deeds.
Deputy.

This Indenture is acknowledged on the office of Lawrence, Kan.
 The County of Douglas, Kansas, this 11th day of December, 1912.
 John W. McLaughlin, Notary Public for Douglas County, Kansas.
 Recorded June 6, 1913
 State of Kansas
 John W. McLaughlin, Notary Public for Douglas County, Kansas.
 State of Kansas
 John W. McLaughlin, Notary Public for Douglas County, Kansas.