

MORTGAGE RECORD No. 49.

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

This Indenture, Made this ninth day of December in the year of our Lord myseem
hundred and twelve, between Martha Jane Peterson and Sandy
Peterson, her husband, of the City of Lawrence in the County of
Douglas and State of Kansas, of the first part, and _____ of the second part:

Witnesseth, That the said parties of the first part, in consideration of the sum of
Two Hundred and eighty-five DOLLARS,
to them duly paid, the receipt of which is hereby acknowledged, have as sold, and by these presents do grant, bargain, sell and mortgage
to the said part 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 half (A) of Lot number Seventeen (17) in Simpson's Subdivision in that part
of the City of Lawrence formerly known as North 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 ies 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 s 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
Two hundred and eighty-five 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 of the second part
Payable two and a half years after date with interest thereon according
to terms 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 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 of 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
Jennie Watt
being personally claimed to said Martha Jane Peterson who
said she understood the same and made her mark
herein in my presence

Martha Jane Peterson [SEAL]
Sandy Peterson [SEAL]
[SEAL]

STATE OF KANSAS,

Douglas County } ss.

BE IT REMEMBERED, That on this 9th day of Dec A. D. 1912, before me,
Jennie Watt a Notary Public in and for said County and State, came
Martha Jane Peterson and Sandy Peterson, her
husband 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 30 March 1916

Jennie Watt Notary Public.

Filed for Record the 13 day of Dec A. D. 1912, at 4²⁵ o'clock P M.

Gloyd L. Lawrence Register of Deeds.
Deputy.

Recorded Sept. 18th 1917