

MORTGAGE RECORD No. 49.

595 1

MORTGAGE STANDARD FORM, Gazette Co. Printers, Binders and Black Book Makers, LAWRENCE, Kan.

This Indenture, Made this 19th day of Dec in the year of our Lord Nineteen
hundred and twelve, between
Carl Deay and Addie M. Deay, his wife, of Baldwin in the County of
Douglas and State of Kansas, of the first part, and

James E. Crotter

of the second part:

Witnesseth, That the said parties of the first part, in consideration of the sum of
Twenty five hundred and 75/100 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:

The East half (E 1/2) of the Southwest quarter (SW 1/4) of section
fourteen (14) Township fourteen (14) Range Twenty (20)

with all the appurtenances, and all the estate, title and interest of the said part is of the first part therein. And the said
Carl Deay and Addie M. Deay do hereby covenant and agree that
at the delivery hereof they 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
Twenty five hundred dollars
according to the terms of one certain note this day executed
and delivered by the said Carl Deay and Addie M. Deay to the said party of the second part
due in three years with 6% interest payable 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 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 Carl Deay - his
heirs and assigns.

IN WITNESS WHEREOF, The said part is of the first part has hereunto set their hand and seal the day and year first above
written.

Signed, Sealed and Delivered in presence of

Carl Deay [SEAL]
Addie M. Deay [SEAL]
[SEAL]

STATE OF KANSAS,

Douglas County } ss.

BE IT REMEMBERED, That on this 19 day of Dec A. D. 1912, before me,

W. M. Clark a Notary Public in and for said County and State, came
Carl Deay and Addie M. Deay, 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 21st day of Dec A. D. 1912, at 1¹⁵ o'clock P. M.

W. L. Lawrence Register of Deeds.
R. M. McConnel Deputy.

Nineteen
Blank,
in the County of

second part:
of the sum of
DOLLARS,
sell and mortgage
County of Douglas,

Nineteen (19)
County of

nant and agree that
and indefeasible

ment of the sum of

of the second part

for any part thereof,
the whole amount
ors and assigns, at
the moneys arising
such sales, and the
L, thus

and year first above

[SEAL]

[SEAL]

[SEAL]

LR, before me,
ty and State, came

own to be the same
seal on the day and

Notary Public.

I.

Register of Deeds.

Deputy.

Notary Public
James E. Crotter
Dec 19 1912

Recorded
Dec 19 1912
W. M. Clark
Notary Public
Dec 19 1912