

MORTGAGE RECORD No. 49.

609

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

This Indenture, Made this Eleventh day of January in the year of our Lord nineteen
Hundred Thirteen (1913), between Frank D Higgins and Ida Higgins (his
wife) of Lawrence in the County of

Kansas and State of Kansas, of the first part, and
Anna M Armstrong of the second part:

Witnesseth, That the said part 1st of the first part, in consideration of the sum of
Five Thousand (\$5000) 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 1st of the second part her 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 Southeast Quarter (1/4) of Section Twenty-two (22) Township
Twelve (12) Range nineteen (19)

with all the appurtenances, and all the estate, title and interest of the said part 1st of the first part therein. And the said
Frank D Higgins and Ida Higgins 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

This Grant is intended as a Mortgage to secure the payment of the sum of
Five Thousand (\$5000) Dollars
according to the terms of one certain note this day executed
and delivered by the said Frank D and Ida Higgins to the said part 1st of the second part

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 1st of the second part, her 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 1st making such sale, on demand, to said Frank Higgins and Ida Higgins
heirs and assigns.

IN WITNESS WHEREOF, The said part 1st 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

Frank D Higgins [SEAL]
Ida Higgins [SEAL]
[SEAL]

STATE OF KANSAS,

Douglas County } ss.

BE IT REMEMBERED, That on this 11th day of January A. D. 1913, before me,
L. A. Truener a Notary Public in and for said County and State, came
Frank D Higgins and Ida Higgins (his wife)
to me personally known to be the same
persons 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 Sept 16 1916

L. A. Truener
Notary Public.

Filed for Record the 11 day of Jan A. D. 1913, at 4 12 o'clock P. M.

Clayton L. Lawrence Register of Deeds.
Deputy.

The following is explored on the original instrument
the note herein referred to being duly acknowledged
by the parties thereto and the same being duly
filed for record in the office of the Register of Deeds
of Douglas County, Kansas, this 11th day of January A.D. 1913
Attest C. W. McKeever.

Recorded January 10 - 1913
Missile Northward
W. M. Armstrong
Clerk

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Register of Deeds.
Deputy.