

MORTGAGE RECORD No. 49.

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

This Indenture, Made this 1st day of March in the year of our Lord nineteen hundred thirteen, between Alvin I Baker and Augusta Baker his wife of Baldwin in the County of Douglas and State of Kansas, of the first part, and The Kansas Educational Association of the Methodist Episcopal Church of the second part:

Witnesseth, That the said parties of the first part, in consideration of the sum of Twenty five hundred 7/10 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 its successors 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 $\frac{1}{2}$) of the north west quarter (NW $\frac{1}{4}$) of the northwest quarter (NW $\frac{1}{4}$) of Section ten (10) Township fifteen (15) Range Twenty (20) Containing twenty (20) acres and Commencing at the north west corner of the East half (E $\frac{1}{2}$) of the north west quarter (NW $\frac{1}{4}$) of Section Ten (10); Township fifteen (15); range twenty (20); thence south Eighty rods (80); thence East Ninety rods (90); Thence North fifteen rods (15); thence east thirteen rods (13) and Thirteen links (13); Thence north Sixty five rods (65); Thence West Thirty Two rods (32) and Thirteen links (13); to place of beginning less about two and one third acres (2-1/3) deeded to Baldwin City.

with all the appurtenances, and all the estate, title and interest of the said party of the first part therein. And the said Alvin I Baker and Augusta Baker 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 Twenty five hundred dollars according to the terms of one certain note this day executed and delivered by the said Alvin I Baker and Augusta Baker to the said party of the second part due in five years with six per cent 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, its 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 Alvin I Baker and Augusta Baker heirs and assigns.

IN WITNESS WHEREOF, The said party of the first part have hereunto set their hands and seal the day and year first above written.

Signed, Sealed and Delivered in presence of

Alvin I Baker [SEAL]
Augusta Baker [SEAL]
[SEAL]

STATE OF KANSAS.

Douglas County } ss.

BE IT REMEMBERED, That on this 1st day of March A. D. 1913, before me, W. M. Clark a Notary Public in and for said County and State, came Alvin I Baker and Augusta Baker 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 May 15, 1915

W. M. Clark
Notary Public.

Filed for Record the 6 day of March A. D. 1913, at 11:30 o'clock 9 M.

Thoyce L. Lawrence
Register of Deeds.
Deputy.

Recorded March 14 1913
E. H. Clark, Notary Public
Register of Deeds