

MORTGAGE RECORD.

This Indenture, Made this 3rd day of October in the year of our Lord one thousand nine hundred twelve between C. V. Leigh and Julia E. Leigh his wife of Lawrence in the County of Douglas and State of Kansas, of the first part, and Maggie A. Baldwin of the second part:

WITNESSETH, That the said part 1st of the first part, in consideration of the sum of

Ten Hundred DOLLARS, to him duly paid, the receipt of which is hereby acknowledged, he vs. sold, and by these presents do grant, bargain, sell and mortgage to the said part 2d 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: Beginning 150 feet South of the intersection of the East line of Connecticut Street with the South line of Adams Street, thence East 117 feet thence South 50 feet, thence West 117 feet, thence North 50 feet to Beginning in the City of Lawrence, Douglas County, Kansas

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

C. V. Leigh and Julia E. Leigh, his wife 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 warrant and defend the same against all claims whatsoever. This grant is intended as a Mortgage to secure the payment of the sum of Ten Hundred DOLLARS,

according to the terms of One certain promissory note, this day executed by the said C. V. Leigh and Julia E. Leigh, his wife to the said part 2d of the second part; said note being given for the sum of Ten Hundred DOLLARS,

dated October 3rd 1912 due and payable in 5 coupons of 300 dollars each, from date thereof, with interest thereon from the date thereof until paid according to the terms of said note and 10 coupons of 300 dollars each thereto attached. And this conveyance shall be void if such payment be made as in said note and coupons thereto attached, and as hereinafter specified. And the said parties of the first part hereby agree to pay all taxes assessed on said premises before any penalties or costs shall accrue on account thereof, and to keep the said premises

insured in favor of the said mortgagee, in the sum of Ten Hundred DOLLARS, in some insurance company satisfactory to said mortgagee, in default whereof the said mortgagee may pay the taxes and accruing penalties, interests and costs, and insure the same at the expense of the part 1st of the first part, and the expense of such taxes and accruing penalties, interest and costs, and insurance, shall, from the payment thereof, be and become an additional lien under this mortgage upon the above described premises, and shall bear interest at the rate of 10 per cent. per annum. But if default be made in such payment, or any part thereof or interest thereon or the taxes assessed on said premises or if the insurance is not kept up thereon, then this conveyance shall become absolute, and the whole principal of said note, and interest thereon, and all taxes and accruing penalties and interest and costs thereon remaining unpaid or which may have been paid by the part 2d of the second part, and all sums paid by the part 2d of the second part for insurance, shall be due and payable or not, at the option of the part 2d of the second part, and it shall be lawful for the part 2d of the second part, executors, administrators or assigns, at any time thereafter, to sell the premises hereby granted, or any part thereof, in the manner prescribed by law, appraisal hereby waived or not at the option of the part 2d of the second part, her executors, administrators or assigns, and out of all the moneys arising from such sale to retain the amount then due or to become due according to the conditions of this instrument, together with the costs and charges of making such sale, and the overplus, if any there be, shall be paid by the part 2d making such sale, on demand to the said C. V. Leigh heirs and assigns.

IN TESTIMONY WHEREOF, The said part 1st of the first part have hereunto set their hand and seal the day and year last above written.

Signed, sealed and delivered in presence of C. V. Leigh [SEAL] Julia E. Leigh [SEAL]

State of Kansas, Douglas County, ss.

BE IT REMEMBERED, That on this 3rd day of Oct A. D. 1912, before me,



G. M. Sparr a Notary Public in and for said County and State, came

to me personally known to be the same person who executed the foregoing instrument of writing 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.

G. M. Sparr Notary Public.

My Commission Expires Nov 16th 1915.

Filed for Record on the 4th day of Oct A. D. 1912 at 10 o'clock A. M.

Dwight L. Lawrence Register of Deeds.
Deputy.

The following is indexed on the original instrument and the note herein described having been paid in full, this mortgage is hereby released and the debt thereby created discharged. As witness my hand this 27th day of Sept A. D. 1917.

Recorded Sept 26 1917
E. C. Allen Register of Deeds

Coupon Form

Standard Form

The foregoing is indexed on the original instrument and the note herein described having been paid in full, this mortgage is hereby released and the debt thereby created discharged. As witness my hand this 27th day of Sept A. D. 1917.

Recorded Sept 22nd 1917
E. C. Allen Register of Deeds