

## MORTGAGE RECORD.

This Indenture, Made this Twenty ninth day of March in the year of our Lord one thousand nine hundred and thirteen between 0 0 0

nine hundred and thirteen, between  
Ralph E. Standing and Clara Alice Standing, his wife,  
of Lawrence, in the County of Douglas and State of Kansas, of the first part, and

Wm. T. Sinclair

of the second part:

WITNESSETH, That the said part *its* ... of the first part, in consideration of the sum of

to them Seven Hundred (\$700) DOLLARS,  
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:

Commencing on the West line of the South East Quarter of Section No. Six (6) in Township No. Thirteen (13) South, of Range Twenty (20) East of the 6th P.M. at the South West corner of a one acre tract of land deeded to Mrs. May Murphy and recorded in Deed Book "74" at page 32; thence running East 330 feet to the South East corner of said tract; thence South 50 feet; thence West 330 feet to Quarter section line; thence North 50 feet to the place of beginning.

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

Ralph E. Standing and Clara Olive Standing do hereby covenant and agree that at the delivery hereof Ralph E. Standing the lawful owner 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 Seven Hundred (\$ 700) DOLLARS,  
according to the terms of one certain promissory note, this day executed by the said Parties of the first part

to the said part{.....of the 2nd part; said note being given for the sum of

Seven hundred (\$700) ----- DOLLARS.

dated March 29<sup>th</sup> 1913, due and payable in three years, from date thereof, with interest thereon from the date thereof until paid according to the terms of said note and six coupons of — 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 \$1000 against fire and tornado in the sum of US \$1000 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 1000 of the first part, and the expense of such insuring penalties, interests and costs shall be paid by the part 1000 of the first part. If by default be made 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 1000 of the second part, and all sums paid by the part 1000 of the second part for insurance, shall be due and payable or not, at the option of the part 1000 of the second part; and it shall be lawful for the part 1000 of the second part, the executors, administrators or assigns, at any time thereafter, to sell the premises hereby granted, or any part thereof, in the manner prescribed by law, appraisement hereby waived or not at the option of the part 1000 of the second part, the 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 1000 making such sale, on demand to the said 1000 heirs and assigns.

IN TESTIMONY WHEREOF, The said part \_\_\_\_\_ of the first part have hereunto set their hands and seal s. the day and year last above written.

Ralph E. Standing [SEAL]

Clara Aline Stensling [SEAL]

State of Kansas, Douglas County, ss.

BE IT REMEMBERED, That on this 8<sup>th</sup> day of April, A. D. 1913, before me,

The undersigned \_\_\_\_\_ a Notary Public in and for said County and State, came

Ralph E. Standing, Vera Alvine Standing, his wife  
to me personally known to be the same persons 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.

*A. B. Haslam* , Notary Public.

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My Commission Expires 1 May 21 1953...

Filed for Record on the 9 day of April A. D. 1933 at 2<sup>10</sup> o'clock P. M.

Rloyd Lawrence, Register of Deeds.

R. H. M. Connelley, Deputy.

(For Assignment see Book 54, Page 370)