

## Mortgage Record No. 52.

This Indenture, Made this 5<sup>th</sup> day of June in the year of our Lord nineteen hundred thirteen between James Welker and Maude Welker, his wife of the County of Douglas and State of Kansas, of the first part, and

James T. Harvey of the second part:

WITNESSETH, That the said parties of the first part, in consideration of the sum of Twelve hundred \$1200 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 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 South half (S<sup>1</sup>/2) of Lots Numbered Fifty one (51), Fifty two (52), Fifty three (53), Fifty four (54), Fifty five (55) and fifty six (56) on Orange Street, Baldwin City, County and State aforesaid.

Being a part of the purchase price of the property described

with all the appurtenances, and all the estate, title and interest of the said part of the first part therein. And the said James Welker and Maude Welker do hereby covenant and agree that at the delivery hereof they are 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.

This Grant is intended as a Mortgage to secure the payment of the sum of

Twelve hundred dollars

according to the terms of one certain note this day executed, and delivered by the said James Welker and Maude Welker to the said part of the second part due in three years with 7% 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 part 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 surplus, if any there be, shall be paid by the part + making such sale, on demand, to said James Welker and Maude Welker, their heirs and assigns.

IN WITNESS WHEREOF, The said part 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

James Welker (SEAL)

Maude Welker (SEAL)

(SEAL)

STATE OF KANSAS,

Douglas County ss.

BE IT REMEMBERED, That on this 5<sup>th</sup> day of June A. D. 1913, before me, a Notary Public in and for said County and State, came James Welker and Maude Welker, 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 16 day of June A. D. 1913 at 9<sup>31</sup> o'clock 9 M.

Clay L. Lawrence Register of Deeds.

Deputy.

The foregoing is returned on the original instrument. The note herein described having been paid in full, this mortgage is hereby released and the parties created discharged. As witness my hand this 7<sup>th</sup> day of June A. D. 1913. W. M. Clark Notary Public.

Recorded April 9<sup>th</sup> 1914. Clay L. Lawrence Register of Deeds.

Original in Book 51-Page 562.

This mortgage is returned on the original instrument. The note herein described having been paid in full, this mortgage is hereby released and the parties created discharged. As witness my hand this 7<sup>th</sup> day of June A. D. 1913. W. M. Clark Notary Public.

Recorded June 14<sup>th</sup> 1914. Clay L. Lawrence Register of Deeds.