

## Mortgage Record No. 52.

This Indenture, Made this twenty-fourth of July in the year of our Lord  
 nineteen hundred and thirteen, between Peter Ralston, an unmarried

man of Douglas in the County of

and State of Kansas, of the first part, and

Mr. T. Sinclair

of the second part:

WITNESSETH, That the said party of the first part, in consideration of the sum of

Nine Hundred

DOLLARS,

to him duly paid, the receipt of which is hereby acknowledged, he th sold, and by these presents do th 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:

The South half of the Northwest quarter of section 7p.  
 Twp. 30 N. in Township No. 14 N. South of  
 Range No. 20 E. of 6th Principal Meridian,  
 containing eighty (80) acres more or less.

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

Peter Ralston

doth hereby covenant and agree that at the delivery hereof he is 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 he will warrent and defend the same in the quiet enjoyment of said party, his heirs and assigns  
 against all persons fully claiming the same. This Grant is intended as a Mortgage to secure the payment of the sum of

Nine Hundred Dollars

according to the terms of one certain mortgage note this day executed

and delivered by the said Peter Ralston to the said party of the second part

due in 5 years from date with interest from date to maturity and by attached  
to said note, interest after maturity or default being at rate of ten per cent per annum  
 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 there-

of, 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, his executors, adminis-  
 trators 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

Peter Ralston - his heirs and assigns.

IN WITNESS WHEREOF, The said party of the first part hath hereunto set his hand and seal the day and  
 year first above written.

Signed, Sealed and Delivered in presence of

Peter Ralston

STATE OF KANSAS

Douglas County

BE IT REMEMBERED, That on this 25th day of July A. D. 1913, before me,

Joseph E. Riggs Notary Public in and for said County and State, came

man 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 March 30 1917 Joseph E. Riggs Notary Public.

Filed for Record the 25th day of July A. D. 1913, at 20 o'clock P M.

Floyd L. Lawrence Register of Deeds.

R. M. McConnell Deputy.

For Release See Book 57 Page 365  
 For Assignment See Book 57 Page 3044

