

Mortgage Record No. 52.

This instrument is returned on the original instrument.
Whereas certain described premises have been sold, full title to the same is hereby conveyed and the same are hereby granted free of all encumbrances my hand this 31st day of March A. D. 1915
H. H. Blair

Recorded March 31st 1915
H. H. Blair
No. 16, Notary Public of Deeds

This Indenture, made this Twenty-ninth day of August in the year of our Lord nineteen hundred and thirteen, between Augusta Hodgson, a single woman, of the city of Lawrence in the County of Douglas and State of Kansas of the first part, and Hugh Blair of the second part: WITNESSETH, That the said party of the first part, in consideration of the sum of One Thousand DOLLARS, to her duly paid, the receipt of which is hereby acknowledged, has sold, and by these presents does 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:
Lot number ninety five (95) on Kentucky street in the City of Lawrence, in said County and State.

The mortgagor agrees to keep the buildings on premises insured against fire, lightning and windstorms to the extent of their insurable value in a company or companies approved of by this mortgagee with mortgage clause making loss payable to said mortgagee or his assigns as interest may appear, and failing to do so holder of mortgage may have same insured and the cost of so doing added to the mortgage to draw interest until paid at the rate of ten per cent.

with all the appurtenances, and all the estate, title and interest of the said party of the first part therein. And the said Party of the first part doth hereby covenant and agree that at the delivery hereof she 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.

This Grant is intended as a Mortgage to secure the payment of the sum of One Thousand Dollars according to the terms of one certain mortgage note this day executed and delivered by the said Party of the first part to the said party of the second part payable two years after date with interest at six per cent semi-annually according to coupons attached to said note 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 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 overplus, if any there be, shall be paid by the party making such sale, on demand, to said Party of the first part, her heirs and assigns.

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

Signed, Sealed and Delivered in presence of
Augusta Hodgson (SEAL)

STATE OF KANSAS,
Douglas County } ss.
BE IT REMEMBERED, That on this 29 day of August A. D. 1913, before me, a Notary Public in and for said County and State, came Augusta Hodgson, a single woman 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 January 27th 1915 F. C. Whipple Notary Public.
Filed for Record the 30 day of Aug A. D. 1913, at 8¹⁰ o'clock 9 M.
Lloyd S. Lawrence Register of Deeds.
R. M. McConnell Deputy.