

Mortgage Record No. 52.

(For Assignment see Book 51 Page 429)

This Indenture, Made this Twentieth day of November in the year of our Lord
nineteen hundred and thirteen, between

Elyza A. Quinlan, a widow, of Lawrence in the County of
Douglas and State of Kansas, of the first part, and
Wm. S. Sinclair of the second part:

WITNESSETH, That the said party of the first part, in consideration of the sum of
Three Hundred (\$300) DOLLARS,
to her duly paid, the receipt of which is hereby acknowledged, has sold, and by these presents doth 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:

Lots Nos. Seventeen (17) in South View, an Addition to the City of Lawrence,
Said party of the first part hereby agrees to maintain insurance, both fire and tornado,
in the sum of \$800. on the buildings now on or to be erected on said premises, for the benefit
of said second party, his heirs or assigns, during the existence of this loan.

with all the appurtenances, and all the estate, title and interest of the said party of the first part therein. And the said
Elyza A. Quinlan
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 and that she will
warrant & defend the same in the quiet and peaceable possession of said party of the second
part, his heirs and assigns forever, against all persons lawfully claiming the same. This Grant is intended as a Mortgage to secure the payment of the sum of
Three Hundred 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
due in five years from date, with interest from date to maturity as evidenced by
coupon attached thereto, and interest after maturity on the face of the note at the rate of ten
percent per annum until fully paid in cash or by check or by draft on a bank or banks, 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 surplus, if any there be, shall be paid by the party of the second part, making such sale, on demand, to said
party of the first part, his 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 Elyza A. Quinlan (SEAL)
(SEAL)
(SEAL)

STATE OF KANSAS,
Douglas County } ss.

BE IT REMEMBERED, That on this 22nd day of November A. D. 1913 before me,
the undersigned a Notary Public in and for said County and State, came
Elyza A. Quinlan, a widow
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 Sept. 9th 1914 Wilton S. Metcalf Notary Public.

Filed for Record the 24th day of Nov. A. D. 1913, at 11:15 o'clock A.M.
Floyd L. Lawrence Register of Deeds.
By Geo. C. Metcalf Deputy.

This instrument is returned to the effect instrument
The same hereto described having been read and the same is hereby acknowledged and the
same is recorded this 26th day of November, A. D. 1913.
Garry S. Shaw,
Notary Public for Douglas County, Kansas.

Recorded Nov. 26 1913
Estate of Elyza A. Quinlan
Magistrate of Douglas County, Kansas