

Mortgage Record No. 52.

This Indenture, Made this 25th day of July in the year of our Lord nineteen hundred and thirteen,

between Peter Ralston, an unmarried man of Douglas and State of Kansas, of the first part, and Mrs. Snelcher of Lawrence, Kansas of the second part:

Forty-five 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 part ~~y~~ 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 North west quarter of Section No. Thirty (30) in Township No. Thirteen (13) South of Range No. Twenty (20) East 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 part ~~y~~ of the first part therein. And the said Peter Ralston do ~~th~~ 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.

except a prior mortgage for \$900. of date July 24th 1913 to Mrs. Snelcher. This Grant is intended as a Mortgage to secure the payment of the sum of Forty-five

according to the terms of a certain Mortgage with this day executed and delivered by the said party of the first part to the said part of the second part due five years from date and payable in semi-annual installments of \$4.50 with interest at 6 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 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 ~~y~~ 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 part ~~y~~ making such sale, on demand, to said Peter Ralston his heirs and assigns.

IN WITNESS WHEREOF, The said part ~~y~~ of the first part ha ~~th~~ hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in presence of Peter Ralston (SEAL) (SEAL) (SEAL)

STATE OF KANSAS, Douglas County } ss. BE IT REMEMBERED, That on this 25th day of July A. D. 1914, before me, Joseph E. Riggs, a Notary Public in and for said County and State, came Peter Ralston, an unmarried 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 12th day of May A. D. 1914, at 10¹² o'clock A. M. Royd Lawrence Register of Deeds. Geo. C. Mehl Deputy.

For Release See Book 57 Page 303