

Mortgage Record No. 52.

This Indenture, Made this 24<sup>th</sup> day of February in the year of our Lord Nineteen Hundred and fifteen, between R. F. Wilson & Martha C. Wilson, his wife of Baldwin in the County of Douglas and State of Kansas, of the first part, and Frances R. Wilson of the second part:

Fifteen hundred DOLLARS, WITNESSETH, That the said parties of the first part, in consideration of the sum of 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 party of the second part her 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:

That part of the East Sixty acres of the North Seventy acres of the North-west quarter of Section Four Township Fifteen Range Twenty lying West of the Rail road right of Way,

with all the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said R. F. Wilson & Martha C. Wilson 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.

Fifteen hundred This Grant is intended as a Mortgage to secure the payment of the sum of according to the terms of One certain Note this day executed and delivered by the said R. F. Wilson & Martha C. Wilson to the said party of the second part due in ten years with 6% interest from Mar 1-1915 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 party of the second part, her 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 R. F. Wilson & Martha C. Wilson, their heirs and assigns.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hand and seal the day and year first above written.

Signed, Sealed and Delivered in presence of R. F. Wilson (SEAL) Martha C. Wilson (SEAL)

STATE OF KANSAS, Douglas County } ss. BE IT REMEMBERED, That on this 24<sup>th</sup> day of February A. D. 1915, before me, H. M. Blank a Notary Public in and for said County and State, came R. F. Wilson & Martha C. Wilson 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 H. M. Blank Notary Public. Filed for Record the 11<sup>th</sup> day of March A. D. 1915, at 4 20 o'clock P. M. Thos. L. Lawrence Register of Deeds. Geo. C. Neigel Deputy.

Frances R. Wilson at 503 W. 1st Street N.Y.C.

Recorded May 7<sup>th</sup> 1915  
Ethel Northrup  
Register, Clerk

These records are to be maintained in the office of the Register of Deeds and the County Clerk and shall be open to the inspection of all persons.