

Mortgage Record No. 52.

This Indenture, Made this 1st day of April in the year of our Lord 1915, between Augusta Dixon, unmarried of Douglas and State of Kansas, of the first part, and Charles Edwin Pierson of the second part: Five hundred (\$500.00) DOLLARS, to her duly paid, the receipt of which is hereby acknowledged, has she sold, and by these presents do she grant, bargain, sell and mortgage to the said party 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 twenty, five (25) on Connecticut Street in the City of Lawrence

with all the appurtenances, and all the estate, title and interest of the said party Augusta Dixon of the first part therein. And the said Augusta Dixon do she 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 \$500.00 according to the terms of One certain Note this day executed and delivered by the said Augusta Dixon to the said party of the second part

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 his 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 of making such sale, on demand, to said Augusta Dixon, her heirs and assigns.

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

Signed, Sealed and Delivered in presence of Augusta Dixon (SEAL)
R. E. Melvin (SEAL)
(SEAL)

STATE OF KANSAS, Douglas County } ss.
BE IT REMEMBERED, That on this 1st day of April A. D. 1915, before me, R. E. Melvin a Notary Public in and for said County and State, came Augusta Dixon, unmarried 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 April 5 1918. R. E. Melvin Notary Public.

Filed for Record the 12th day of April A. D. 1915, at 3:20 o'clock A.M.
Ray L. Lawrence Register of Deeds.
Chas. B. Kotel Deputy.

Dec 28 1915
R. E. Melvin
Register of Deeds