

MORTGAGE RECORD NO. 55.

This Indenture, Made this twenty-fifth day of February in the year of our Lord
Written, hundred & thirteen (1916), between Charles Duncan and Jennie
Duncan, his wife of Douglas in the County of

Douglas and State of Kansas, of the first part, and
John Q. A. Norton, of Lawrence, Kansas of the second part:

WITNESSETH, That the said parties of the first part, in consideration of the sum of
Two hundred and 25/100 DOLLARS,

to him duly paid, the receipt of which is hereby acknowledged, he has sold, and by these presents do 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:
The North half (1/2) of the Northwest Quarter (1/4) of Section one (1),
Township Twelve (12), Range Seventeen (17), in Douglas County, Kansas.

with all the appurtenances, and all the estate, title and interest of the said party of the first part therein. And the said

Charles Duncan and Jennie Duncan, his wife the lawful owner of the premises, above granted,
do hereby covenant and agree that at the delivery hereof they are seized of a good and indefensible estate of inheritance therein, free and clear of all incumbrances except one mortgage for
\$2000.00 to John Q. A. Norton, recorded in Mortgage Book 52, Page 484 records said
Douglas County, Kansas. This Grant is intended as a Mortgage to secure the payment of the sum of

Two hundred (\$200.00) Dollars according to the terms of one certain promissory note this day executed

and delivered by the said Charles Duncan and Jennie Duncan, his wife to the said party of the second part
due one year after Mar, 1st 1916, interest at 7% per annum payable
semi-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 his executors, administra-
tors 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 the first part their heirs and assigns.

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

Signed, Sealed and Delivered in presence of
Charles Duncan (SEAL)
Jennie Duncan (SEAL)
Jennie Duncan (SEAL)

STATE OF KANSAS, } ss.
Douglas County,

BE IT REMEMBERED, That on this 25 day of Feb A. D. 1916, before me,
the undersigned a Notary Public in and for said County and State, came
Charles Duncan and Jennie Duncan, his wife
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 herunto subscribed my name and affixed my official seal on the day and year
last above written.

My Commission Expires December 30 1916. O. H. Cooper Notary Public.

Filed for Record the 26 day of Feb A. D. 1916, at 10:00 o'clock A.M.
Floyd L. Lawrence Register of Deeds.
Geo. L. Netzel Deputy.

The parties hereto have acknowledged this instrument before me, a Notary Public in and for the County of Douglas, State of Kansas, on this 25th day of February, 1916.

Recorded 25th March 1916
 F. L. Lawrence
 Register of Deeds
 Douglas County, Kansas