

MORTGAGE RECORD NO. 55.

This Indenture, Made this 12th day of June in the year of our Lord
Nineteen hundred and fifteen, between James P. Carpenter, single,
of the Township of Wakarusa in the County of
Douglas and State of Kansas, of the first part, and
Robt. Ridley of the second part:

Four hundred DOLLARS,
 to him duly paid, the receipt of which is hereby acknowledged, he 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:

An undivided one half (1/2) interest in the North Twenty (20) acres of the
West Sixty (60) acres of the South-west quarter (1/4) of Section Twenty-seven (27)
in Township Eleven (11) of Range Twentieth (20) in said County of State,

The mortgagee agrees to keep the building on premises insured against
fire, lightning and windstorms to the extent of their insurable value in a
company or companies approved by this mortgagee with mortgage clause making
loss payable to said mortgagee, or his assigns, as insured may appear,
and failing to do so holder of mortgage may have same insured and
the cost so doing added to the mortgage

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

This Grant is intended as a Mortgage to secure the payment of the sum of
Four hundred Dollars
 according to the terms of One certain Note this day executed
 and delivered by the said Party of the first to the said party of the second part
Payable five years after date with interest thereon according to the
terms of said note and coupons thereto attached

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 be 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 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 his hand and seal
 the day and year first above written.

Signed, Sealed and Delivered in presence of
Jimmie Watt James P. Carpenter (SEAL)
 (SEAL) (SEAL)
 (SEAL)

STATE OF KANSAS,
Douglas County ss.
 BE IT REMEMBERED, That on this 12th day of June A. D. 1916, before me,
Jimmie Watt Notary Public in and for said County and State, came
James P. Carpenter, single
 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 30th Mch 1920 Jimmie Watt Notary Public.

Filed for Record the 11th day of July A. D. 1916, at 9:45 o'clock A.M.
 Floyd Lawrence Register of Deeds.
 Geo. E. Watzel Deputy.

This mortgage is subject to the original instrument
 The same hereto described having been paid in full, this mortgage is hereby released and the
 lien thereby created discharged. As witness my hand this 12th day of June A. D. 1916

Recorded Aug 23 1916

Arthur M. Hirsch
 Register of Deeds.
Wm. E. Hirsch
 Deputy