

MORTGAGE RECORD NO. 55.

This Indenture, Made this 22nd day of August in the year of our Lord nineteen hundred and sixteen, between H. P. Baker and H. P. Baker, his wife, of the City of Lawrence in the County of Douglas and State of Kansas, of the first part, and

M. L. Bishoff

of the second part:

WITNESSETH, That the said part us of the first part, in consideration of the sum of

Six hundred

DOLLARS,

to them duly paid, the receipt of which is hereby acknowledged, ha us sold, and by these presents do grant, bargain, sell and mortgage to the said part us 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 (1/2) of the South half (1/2) of South west quarter (1/4) of the North east quarter (1/4) of Section Twelve (12) in Township Thirteen (13) of Range Eleven (11) East of 6th P.M. except 1 1/2 acres off the West end and 20 feet off the East end of said tract.

The Mortgagee agree to keep the buildings on premises insured against fire, lightning and windstorms to the extent of their insurable value in a company or companies approved of by this mortgage with mortgagee's name making loss payable to said mortgagee's assignee as interest may appear, and failing to do so holder of mortgage may have same insured and the cost of so doing added to the mortgage

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

do — hereby covenant and agree that at the delivery hereof they are the lawful owner s of the premises, above granted, and seized of a good and indefensible 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

Six hundred Dollars

according to the terms of one certain note this day executed Parties of the first part and delivered by the said Parties of the first part to the said part us of the second part

payable three 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 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 us of the second part, us 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 us making such sale, on demand, to said their heirs and assigns.

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

Signed, Sealed and Delivered in presence of

Hugh Blair

H. P. Baker

(SEAL)

H. P. Baker

(SEAL)

(SEAL)

STATE OF KANSAS,

Douglas County } ss.

BE IT REMEMBERED, That on this 23rd day of August A. D. 1916, before me,

Hugh Blair

a Notary Public in and for said County and State, came

H. P. Baker and H. P. Baker, 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 hereunto subscribed my name and affixed my official seal on the day and year last above written.

My Commission Expires 18 Dec 1917

Hugh Blair

Notary Public.

Filed for Record the 24 day of Aug A. D. 1916, at 9⁰⁵ o'clock A. M.

Stoyd L. Lawrence

Register of Deeds.

Deputy.

The above is a true and correct copy of the original instrument as the same is on file in the office of the Register of Deeds, Douglas County, Kansas, this 24th day of August, 1916.

Recorded Dec 2nd 1916

Estelle J. Lott

Register of Deeds

M. L. Bishoff

Hugh Blair