

MORTGAGE RECORD NO. 55.

This Indenture, Made this 25th day of October in the year of our Lord  
Nineteen hundred and sixteen (1916), between May Phillips, a widow  
(M. Lawrence) in the County of  
Douglas and State of Kansas, of the first part, and Sarah B. Stone, as  
Administratrix of the Estate of Henry B. Benson, deceased of Lawrence, Kansas of the second part:  
WITNESSETH, That the said party of the first part, in consideration of the sum of  
Eight hundred (\$800.00) 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 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:  
Lot No. One hundred seventy (170) on Ohio Street, in the City of  
Lawrence, 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  
Party of the first part  
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 inalienable estate of inheritance therein, free and clear of all incumbrances except one mortgage of  
\$2000.00 dated about Sept. 2nd, 1916 to Leavel P. Lewis

This Grant is intended as a Mortgage to secure the payment of the sum of  
Eight hundred (\$800.00)  
according to the terms of One certain promissory note this day executed  
and delivered by the said May Phillips to the said party of the second part  
due over fifteen (15) years from date, interest at 6% 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 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 her 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 second part 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 Mrs. May Phillips (SEAL)  
(SEAL)  
(SEAL)

STATE OF KANSAS, }  
Douglas County } ss.  
BE IT REMEMBERED, That on this 25th day of October A. D. 1916, before me,  
the undersigned a Notary Public in and for said County and State, came  
May Phillips, a widow  
(L.P.) 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 February 22 1917 John G. A. Norton Notary Public.  
Filed for Record the 27th day of Oct. A. D. 1916, at 9:25 o'clock A.M.  
Floyd L. Lawrence Register of Deeds.  
Geo. C. Hefel Deputy.

For Release See Book 57 Page 509