

MORTGAGE RECORD NO. 55.

This Indenture, Made this 19<sup>th</sup> day of January in the year of our Lord one thousand and seventeen, between William S. Place and Elma Place, his wife of Reading in the County of Lyon and State of Kansas, of the first part, and The Baldwin City Cemetery Co. of the second part:

WITNESSETH, That the said part ies of the first part, in consideration of the sum of Four Hundred DOLLARS, to them duly paid, the receipt of which is hereby acknowledged, ha ve sold, and by these presents do grant, bargain, sell and mortgage to the said part y of the second part its successors 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 Sixty four (64) feet of Lot Eighty three (83); Eighty five (85); Eighty seven (87); Eighty nine (89) on Fremont street, Baldwin City.

with all the appurtenances, and all the estate, title and interest of the said part ies of the first part therein. And the said William S. Place and Elma Place 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 indefeasible estate of inheritance therein, free and clear of all incumbrances and

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 William S. Place and Elma Place to the said part y of the second part Due in 3 yrs with 7% interest

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 y of the second part, its successors, 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 y making such sale, on demand, to said William S. Place his heirs and assigns.

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

Signed, Sealed and Delivered in presence of William S. Place (SEAL) Elma Place (SEAL)

STATE OF KANSAS, Lyon County } ss.  
BE IT REMEMBERED, That on this 27<sup>th</sup> day of January A. D. 1917, before me, L. H. Wayman a Notary Public in and for said County and State, came William S. Place and Elma Place, husband and 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 July 25<sup>th</sup> 1920 L. H. Wayman Notary Public.

Filed for Record the 21<sup>st</sup> day of February A. D. 1917, at 1:55 o'clock P. M. E. Estelle Northrup Register of Deeds. Deputy.

Recorded April 22nd 1920  
Estelle Northrup  
The Baldwin City Cemetery Company  
Chas. E. Burke, Secy.