

MORTGAGE RECORD NO. 58

This Indenture, Made this eight day of January in the year of our Lord nineteen hundred & twenty between E. F. Crocker, her husband and Douglas of Lawrence in the County of Douglas and State of Kansas, of the first part, and Aggie Reynolds of the second part:

WITNESSETH That the said parties of the first part, in consideration of the sum of Two hundred seventy five & 7/10 DOLLARS, to them duly paid, the receipt of which is hereby acknowledged, have sold, and by these presents do 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: Commencing at a point thirty one and 5/100 Rods West of a point forty (40) Rods South of the North East Corner of the North East Quarter of Section No. 13, Township 13, Range 19, in Douglas County, Kansas, thence running South about 17 1/2 feet to the line of the Right of Way of the Lawrence Electric Street Railway Co. thence Northwest with the line of said right of way to its intersection with what is known as the Gled Road thence Easterly with the South line of said Road to the point of Beginning.

with all the appurtenances, and all the estate, title and interest of the said parties 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 owners 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 Two hundred seventy five Dollars according to the terms of a certain note this day executed and delivered by the said parties of the first part to the said party of the second part.

and this conveyance shall be void if such payments be made as herein specified. But if default be made in such payments 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, her 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 party making such sale, on demand, to said parties of the first part their heirs and assigns.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seals the day and year first above written.
Signed, Sealed and Delivered in the presence of Mrs. Helen Crocker wife (SEAL)
E. F. Crocker (SEAL)
(SEAL)

STATE OF KANSAS, } ss.
Douglas County }
BE IT REMEMBERED, That on this 17 day of Jan A. D. 1920, before me, A. F. Flinn a Notary Public in and for said County and State, came Helen Crocker & E. F. Crocker, her husband to me personally known to be the same persons who executed the foregoing instrument, and duly acknowledged the execution of the same.
(P.S.) 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 April 10 1923 A. F. Flinn Notary Public.
Filed for Record the 19 day of Jan A. D. 1920, at 11 05 o'clock A.M.
Estelle Northrup Register of Deeds
Lerna Flinn Deputy.

For Release See Book 63 Page 142.