

MORTGAGE RECORD NO. 58

The following is endorsed on the original instrument.

The said herein described being sold, and this mortgage is hereby released and the fee thereby created is hereby released.

30th January 1925
Jennie Watt
Estate of Jennie Watt, deceased

This Indenture, Made this 27th day of January in the year of our Lord nineteen hundred and Twenty between Frances I. Wilkerson and Thomas G. Wilkerson, her husband, and Frederick O. Wilkerson, single of Township, Grant in the County of Douglas and State of Kansas, of the first part, and

Hugh Blair

of the second part:

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

One Thousand DOLLARS,

to them duly paid, the receipt of which is hereby acknowledged, have well sold, and by these presents do grant, bargain, sell and mortgage to the said part of 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: Six (6) acres off of the East side of the South Twenty-four (24) acres of the West Sixty-four (64) acres of the Southeast Quarter (1/4) of Section Nineteen (19), Township Twelve (12), Range Twenty (20) in said County and State.

The mortgagors agree to keep the buildings on premises insured against fire, lightning and windstorm to the extent of their insurable value, in a company or companies approved of by this mortgage, with mortgage clause attached making loss payable to said mortgagee or assigns, 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 six 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

One Thousand dollars

according to the terms of One certain note this day executed

and delivered by the said parties of the first part to the said part of 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 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 of of the second part these 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 sale, and the overplus, if any there be, shall be paid by the part of making such sale, on demand, to said parties of the first part these heirs and assigns.

IN WITNESS WHEREOF, The said part six of the first part have well hereunto set their hand and seal the day and year first above written.

Signed, Sealed and Delivered in the presence of

Jennie Watt

Frances I. Wilkerson

(SEAL)

Thomas G. Wilkerson

(SEAL)

Frederick O. Wilkerson

(SEAL)

STATE OF KANSAS,

Douglas County } ss.

BE IT REMEMBERED, That on this 27th day of January A. D. 1920, before me,

Jennie Watt

Frances I. Wilkerson and Thomas G. Wilkerson her husband and

Frederick O. Wilkerson 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 March 1920

Jennie Watt

Notary Public.

Filed for Record the 28

day of July A. D. 1920, at 9:50 o'clock a M.

Estelle D. Porter Register of Deeds

Deputy.