

MORTGAGE RECORD NO. 58

This Indenture, Made this first day of March in the year of our Lord nineteen hundred twenty between Wilma Roberta Sullivan and F. S. Sullivan her husband of Lawrence in the County of Douglas and State of Kansas, of the first part, and

J. D. Martin of the second part: WITNESSETH That the said parties of the first part, in consideration of the sum of Four Thousand (\$4000.00) and no/100 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 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: Commencing at the southeast corner of South 1/2 of Southeast quarter of Section Twelve (12) Township Thirteen (13) Range Nineteen (19) Douglas County Kansas, thence North fifty (50) rods, thence East twenty six (26) rods, thence South fifty (50) rods thence West twenty six (26) rods to beginning, containing 50 acres.

with all the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said Wilma Roberta Sullivan and F. S. Sullivan do hereby covenant and agree that at the delivery hereof they are the lawful owner of the premises, above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances except certain mortgage for \$5000.00 to The Citizens State Bank of Lawrence Kansas of date March 1920.

This Grant is intended as a Mortgage to secure the payment of the sum of Four Thousand (\$4000.00) Dollars according to the terms of two certain notes this day executed and delivered by the said Wilma Sullivan and F. S. Sullivan 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 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 party of the second part, his 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 party making such sale, on demand, to said Wilma Roberta Sullivan and F. S. Sullivan and their heirs and assigns.

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

Signed, Sealed and Delivered in the presence of

Wilma Roberta Sullivan (SEAL)
F. S. Sullivan (SEAL)

STATE OF KANSAS,

Douglas County ss.

BE IT REMEMBERED, That on this 5th day of March A. D. 1920, before me, E. O. Perkins a Notary Public in and for said County and State, came Wilma Roberta Sullivan and F. S. Sullivan, her husband

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 Feb. 11, 1921 1921

E. O. Perkins Notary Public.
Edith Washburn Register of Deeds
Ferne Florio Deputy.

Filed for Record the 9 day of March A. D. 1920, at 2:10 o'clock P.M.

For Wilma See Book 62 Page 163
for Assignment See Book 57 Page 603