

MORTGAGE RECORD NO. 58

This Indenture, Made this 27th day of April in the year of our Lord nineteen hundred twenty between Charles L. Davidson and Margaret Davidson, his wife, of Baldwin in the County of Douglas and State of Kansas, of the first part, and The Peoples State Bank of Baldwin, Kansas of the second part:

WITNESSETH That the said parties of the first part, in consideration of the sum of Seven hundred 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 it 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: The North 50 ft. of lots numbers One hundred twenty five (125), One hundred Twenty seven (127) and one hundred twenty nine (129) and all of Lot One hundred thirty one (131) on King Street, Baldwin City, Kansas.

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 seven hundred no/100 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 dated April 10, 1920 and due one year from date with 8 per cent per annum.

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, it 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 has hereunto set their hand and seal the day and year first above written.

Signed, Sealed and Delivered in the presence of Charles L. Davidson (SEAL) Margaret L. Davidson (SEAL)

STATE OF KANSAS, } ss. Douglas County BE IT REMEMBERED, That on this 27th day of April A. D. 1920, before me, a Notary Public a Notary Public in and for said County and State, came Charles L. Davidson and Margaret Davidson, his wife, to me personally known to be the same persons 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 March 28th 1921 J. B. Rose Notary Public. Filed for Record the 28th day of April A. D. 1920, at 11:20 o'clock A.M. Estlin Marchant Register of Deeds Sam Lora Deputy.

I, Mary Ellen Simmons, Clerk of the District Court, Douglas County Kan., do hereby certify that this instrument was made and acknowledged before me by the person whose name is subscribed to it by said District Court on the 27th day of April 1920 and that it is duly recorded in Journal Book 239 page 369 and that my hand and seal are hereunto set on the 27th day of April 1920.

ATTEST:

Mary Ellen Simmons
Clerk of District Court