

## MORTGAGE RECORD NO. 60

The following is enforced on the original instrument.  
The note herein described having been paid in full, this mortgage is hereby  
released and the lien thereby created discharged.

A witness my hand this 29th day of Feb. A.D. 1928

Attest:

Wm. Clark, Notary Public

Recorded Nov. 28, 1928

Don E. Wellman, Register of Deeds

This Indenture, Made this 2nd day of March in the year of our Lord  
nineteen hundred and Twenty One, between Alvin F. Baker and Augusta  
Baker, his wife, of Baldwin in the County of  
Douglas and State of Kansas, of the first part, and  
E. M. Dixon of the second part:

WITNESSETH That the said parties of the first part, in consideration of the sum of  
Thirty five hundred 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:  
(1) The Southeast Quarter of the Northwest quarter of Sec. 12, Twp. 15, R. 22.  
(2) The North fifty Acres of the East fifty Acres (East) of the North half of  
(NE) of the North West Quarter (NW) Sec. 12, Twp. 15, Range 22, Sec. 23.  
Acres to Baldwin City.

with all the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said  
Alvin F. Baker and Augusta Baker  
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 except a first mortgage of  
\$3000 on the East half of the NW 1/4 of Sec. 12, Twp. 15, R. 22, Sec. 23, to Baldwin City and a first mortgage of  
\$3000 on the balance of the land. This Grant is intended as a Mortgage to secure the payment of the sum of  
Thirty five hundred Dollars.  
according to the terms of the note certain this day executed  
and delivered by the said Alvin F. Baker and Augusta Baker to the said party of the second part  
during two years with 7% interest payable monthly. Privilege to pay  
back or all at any time before due.  
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, 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 sales, and the overplus, if any there  
be, shall be paid by the party making such sale, on demand, to said Alvin F. Baker and Augusta Baker  
their heirs and assigns.

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

Signed, Sealed and Delivered in the presence of

Alvin F. Baker (SEAL)  
Augusta Baker (SEAL)

STATE OF Kansas

Douglas County ss.

BE IT REMEMBERED, That on this 2nd day of March A. D. 1921, before me,

E. M. Black, a Notary Public in and for said County and State, came  
Alvin F. Baker and Augusta Baker, his wife,

to me personally known to be  
the same persons who executed the foregoing instrument and duly acknowledged 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 May 15, 1923

E. M. Black

Notary Public.

Filed for Record the 12 day of March A. D. 1921, at 11:40 o'clock A.M.

Estlin W. Mearns

Register of Deeds

John H. Hays

Deputy.