

MORTGAGE RECORD NO. 63

in the year of our Lord  
and  
in the County of  
of the second part:  
on of the sum of  
DOLLARS,  
do. grant, bargain,  
t tract or parcel of land  
four  
d the said  
remises, above granted,  
of the sum of  
y of the second part  
h payments or any part  
come absolute, and the  
to successors  
nner prescribed by law;  
th the cost and charges  
to said  
heirs and assigns.  
hand-S. and seal S.  
(SEAL)  
(SEAL)  
(SEAL)  
D. 1924, before me,  
County and State, came  
and  
personally known to be  
the same.  
seal on the day and year  
Notary Public.  
o'clock A. M.  
n. Register of Deeds.  
Deputy.

ATTEST:  
J. E. Wellman  
Register of Deeds  
In consideration of full pay-  
ment of the within mortgage I  
hereby release the same this  
30 day of August 1927.  
W. E. H. Adams

This Indenture, Made this 5th day of February in the year of our Lord nineteen hundred twenty five, between J. H. Ferguson and E. H. Ferguson (husband & wife) of Lawrence in the County of Douglas and State of Kansas, of the first part, and J. H. Halter of the second part:

WITNESSETH That the said parties of the first part, in consideration of the sum of Twelve Hundred Dollars (\$1200.00) being 67 percent interest 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:  
The South Sixty Acres of the South east quarter of Section Six (6), Township Thirteen (13), Range Nineteen (19), containing 60 acres more or less according to the Government survey.

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 owner 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 Twenty Three Hundred Dollars (\$2300.00) payable to the Lawrence National Bank dated January 25, 1922. This Grant is intended as a Mortgage to secure the payment of the sum of Twelve Hundred Dollars (\$1200.00) 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 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, 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 of the second part making such sale, on demand, to said party of the second part heirs and assigns.

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

Signed, Sealed and Delivered in the presence of J. H. Ferguson (SEAL)  
E. H. Ferguson (SEAL)

STATE OF Douglas County } ss.  
BE IT REMEMBERED, That on this 17 day of Feb. A. D. 1925, before me, A. L. Shinn a Notary Public in and for said County and State, came J. H. Ferguson and E. H. Ferguson husband and wife to me personally known to be the same person S. 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 April 10 1927 A. L. Shinn Notary Public.  
Filed for Record the 26 day of February A. D. 1925, at 11:15 o'clock A. M. J. E. Wellman Register of Deeds Deputy.