

THIS INDENTURE, Made this 29th day of November A. D. 1917
between Garland D. Richardson and Jeanne S. Richardson
of Douglas County, in the State of Kansas, of the first part
and Sam C. Richardson and Delphine Richardson, or the survivor,
of Lyon County, in the State of Kansas, of the second part:

WITNESSETH; That said parties of the first part, in consideration of the sum of
Six Thousand ----- and no DOLLARS,
the receipt of which is hereby acknowledged, do by these presents, grant, bargain, sell and convey unto
said parties of the second part, their heirs and assigns, all the following described Real Estate,
situated in Douglas County, and State of Kansas to wit:

Lot Three (3), in Block Two (2), in Town and Country Addition #2, an
Addition to the City of Lawrence, as shown on recorded plat in Plat
Book 5, page 1, recorded the 7th day of September, 1916.

Said parties of the first part do hereby covenant and agree that at the delivery of this instrument
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 none
and that they will warrant and defend the same against all
claims whatsoever.

TO HAVE AND TO HOLD THE SAME, Together with all and singular the tenements, hereditaments and
appurtenances thereunto belonging or in anywise appertaining, forever.

Said parties of the first part hereby agree to pay all taxes assessed on said premises before any pen-
alties or costs shall accrue on account thereof, and to keep the said premises insured in favor of said mortgagee
in the sum of Six Thousand and no/10 ----- DOLLARS
in some insurance company satisfactory to said mortgagee.

PROVIDED, ALWAYS, And these presents are upon this express condition, that whereas, said
parties of the first part

have this day executed and delivered one certain promissory note in writing to said parties
of the second part, of which the following is a partial copy:

"For value received, the undersigned promise to pay to the order of Sam C. Richardson or
Delphine Richardson at 1501 Berkeley St., Topeka, Kansas, the sum of \$10.00,
with interest thereon at the rate of 6% per annum. The principal and interest shall be
payable in installments as follows: \$12.19 on the 5th day of December, 1917, and a like
sum on or before the 5th day of each and every month thereafter until the entire indebted-
ness hereunder, including principal and interest and future advances, is paid in full."

NOW, If said parties of the first part shall pay or cause to be paid to said parties of the second part,
their heirs or assigns, said sum of money in the above described note mentioned, together
with the interest thereon, according to the terms and tenor of the same, then these presents shall be wholly dis-
charged and void; and otherwise shall remain in full force and effect. But if said sum or sums of money, or
any part thereof, or any interest thereon, is not paid when the same is due, or if the taxes and assessments of
every nature which are or may be assessed and levied against said premises, or any part thereof, are not paid
when the same are by law made due and payable, or if insurance premiums are not paid when due, then the
whole of said sum and sums, and interest thereon, shall and by these presents become due and payable at the
option of the holder hereof, and said parties of the second part shall be entitled to the possession of said
premises.

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

Garland D. Richardson
Garland D. Richardson
Jeanne S. Richardson
Jeanne S. Richardson