

## MORTGAGE RECORD

P. O. BOX 11111, ST. LOUIS, MO.

This Indenture, Made this First day of April in the year of our Lord one thousand eight hundred and eighty nine between David McCall and Cordelia McCall his wife of Lawrence in the County of Douglas and State of Kansas of the first part, and Delia A. Phillips of New York of the second part,

Witnesseth, That the said parties of the first part in consideration of the sum of Fifteen 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 her 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: One East One hundred and Twenty (120) acres of the North West quarter of Section Twelve (12) in Township Fourteen (14) North of Range Nine—teen (19) East

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 Fifteen hundred Dollars according to the terms of one certain Coupon Note this day executed and delivered by the said David and Cordelia McCall to the said party of the second part her said Note due and payable five years after date with interest at five percent payable semi-annually

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 her executors, administrators or assigns, at any time thereafter, to sell the premises hereby granted, or any part thereof, in the manner prescribed by law, appraisement hereby waived or not at the option of the party of the second part her executors, administrators or assigns; and out of all the moneys arising from such sales, to retain the amount then due for principal and interest, together with the costs and charges of making such sales, and the surplus, if any there be, shall be paid by the party making such sale on demand to the said David McCall and Cordelia McCall or their heirs and assigns.

In Witness Whereof, The said parties of the first part, has hereunto set their hands and seals the day and year first above written.

Signed and delivered in presence of

David McCall (SEAL.)Cordelia McCall (SEAL.)

(SEAL.)

(SEAL.)

STATE OF KANSAS,

County of Douglas } ss.

Be it Remembered, That on this 1<sup>st</sup> day of April, A. D. 1889, before me, D. L. Noadley, a Notary Public in and for said County and State, came David McCall and Cordelia McCall 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 set my hand and affixed my official seal on the day and year last above written.

My commission expires March 2<sup>d</sup> 1892. D. L. Noadley Notary Public.

Recorded April 20 A. D. 1889, at 12 o'clock P. M.

James Brooks Register of Deeds.

The following is endorsed on original instrument  
\$1000 Lawrence, Kansas March 21<sup>st</sup> 1900. Received of William D. Lyons the sum of  
Fifteen hundred Dollars in full satisfaction of the within mortgage.  
Delia A. Phillips by  
D. P. Phillips her attorney in fact

Recorded March 21<sup>st</sup> 1900  
J. B. Coffey, Clerk  
exp. May 1<sup>st</sup> 1901

The following is endorsed on original instrument.  
Lawrence, Kansas April 30 1891  
Received full satisfaction of the within  
D. L. Noadley  
D. L. Noadley  
Recorded October 24<sup>th</sup> 1891  
James Brooks