

This instrument is acknowledged as the act and deed of the person herein described having been paid in full, this mortgage is hereby released and the lien thereby created discharged.
As witness my hand this first day of March A. D. 1911

Nellie G. Benedict

Attest:

J. M. Benedict

Recorded Feb. 10th 1911
Jos. E. Wellman
Register of Deeds

This indenture made this first day of February in the year of our Lord one thousand nine hundred and one between Nellie G. Griffith widow of Lawrence in the county of Douglas and State of Kansas, of the first part, and Nellie G. Benedict of the second part. Witnesseth, that the said party of the first part, in consideration of the sum of Seven hundred and fifty ⁰⁰ Dollars, to her duly paid, the receipt of which is hereby acknowledged, has sold and by these presents does 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: Lot No. twenty three (23) Ohio Street in the city of Lawrence with the appurtenances, and all the estate title and interest of the said party of the first part therein. And the said party of the first part do hereby covenant and agree that at the delivery hereof she is 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, and that she will warrant and defend the same against all claims whatsoever. This grant is intended as a mortgage to secure the payment of the sum of Seven hundred fifty ⁰⁰ Dollars, according to the terms of one certain promissory note this day executed by the said Nellie G. Griffith to the said party of the second part. Said note being given for the sum of Seven hundred and fifty ⁰⁰ Dollars, dated February 1st 1911 due and payable in Five (5) years from date thereof with interest thereon from the date thereof, until paid, according to the terms of said note and coupons thereto attached. And this conveyance shall be void if such payment be made as in said note and coupons thereto attached, and as is hereinafter specified. And the said party of the first part hereby agree to pay all taxes assessed on said premises before any penalties or costs shall accrue on account thereof, and to keep the said premises insured in favor of the said mortgagee, in the sum of Seven hundred and fifty ⁰⁰ Dollars, in some insurance company satisfactory to said mortgagee, in default whereof the said mortgagee may pay the taxes and accruing penalties, interests and costs, and insure the same at the expense of the party of the first part, and the expense of such taxes and accruing penalties, interest and costs, and insurance, shall from the payment thereof be and become an additional lien under this mortgage upon the above described premises, and shall bear interest at the rate of 10 per cent. per annum. But if default be made in such payment or any part thereof, or interest thereon, or the taxes assessed on said premises, or if the insurance is not kept up thereon, then this conveyance