

The following is endorsed on the original instrument—
 the within described having been paid in full, this mortgage
 is hereby released, and the lien thereby created, discharged.
 As witness my hand, this twelfth day of September, A.D. 1902—
 Attest: J. M. Whitzel

Recorded, Sept. 26 - 1902 -

J. A. Johnson,

Register of Deeds,

By Willie B. Johnson, Deputy.

This indenture, made this 25th day of December in the year of our Lord one thousand eight hundred and ninety nine between J. C. Northrup and A. G. Northrup his wife of Lawrence in the county of Douglas and State of Kansas, of the first part, and Mrs. S. M. Whitzel of the second part. Witnesseth, that the said parties of the first part, in consideration of the sum of two hundred and fifty 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: Lot one hundred and twelve (112) New Jersey Street in the city of Lawrence Douglas County State of Kansas, with the appurtenances and all the estate, title and interest of the said parties of the first part therein. And the said J. C. Northrup and A. G. Northrup 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, and that they will warrant and defend the same against all claimers whatsoever. This grant is intended as a mortgage to secure the payment of the sum of two hundred and fifty dollars, according to the terms of one certain promissory note this day executed by the said J. C. Northrup and A. G. Northrup to the said party of the second part. Said note being given for the sum of two hundred and fifty dollars, dated December 25th 1899 due and payable in or before two 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 herein after specified. And the said parties of the first part hereby agreed 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 five hundred dollars, in some insurance company satisfactory to said mortgagee, in default whereof the said mortgagee may pay the taxes and accruing penalties, interest and costs, and insure the same at the expense of the parties of the first part, and the expense of such taxes and accruing penalties, interest and costs, and insurance, shall grow the payment thereof, 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 shall become absolute and the whole principal of said note, and interest thereon, and all taxes and accruing penalties and interest and costs thereon remaining unpaid or which may have been paid by the party of the second part, and all sums paid by the party of the second part for insurance, shall be due and payable to him, at the option of the party of the second part; and it shall be lawful for the 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, at public auction hereby desired or not, at the option of the party of the second part, his executors, administrators or assigns, and out of all the moneys arising from such sale to retain the amount of