

This indenture, made this fourteenth day of May in the year of our Lord one thousand nine hundred between M. M. Sliff a widow of Decumpton in the County of Douglas and State of Kansas, of the first part, and Anna F. Clarke of the second part: Witnesseth, that the said party of the first part, in consideration of the sum of five hundred 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: The lot number forty nine 49 in Block number twenty one 21 in the Town of Decumpton Douglas County Kansas, 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 does 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 five hundred dollars, according to the terms of one certain promissory note this day executed by the said M. M. Sliff to the said party of the second part. Said note being given for the sum of five hundred dollars, dated May 14th 1900, due and payable in five 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 not less than eight hundred 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, interests 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 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 or not at the option of the party of the second part; and it shall be lawful for the party of the second part, her executors, administrators and assigns, at any time thereafter, to sell the premises hereby granted, or any part thereof, in the manner prescribed by law, a title must hereby waived or not at the option of the party of the second part, her executor, administrator or assigns; and out of all the moneys arising from such sale to retain the amount then due or to become

The note herein described having been paid in full, this mortgage is hereby released and the same is hereby acknowledged. As witness my hand and seal this 14th day of May, A. D. 1901.

Anna F. Clarke

H. E. Benson

attest

Recorded May 22 1901
Floyd L. Lawrence
Register of Deeds