

## MORTGAGE RECORD No. 40.

FIRST MORTGAGE AND DOCUMENT BOOK CO., LEAVENWORTH, KAN., U.S.A.

This Indenture, Made this 10<sup>th</sup> day of October, in the year of our Lord Nineteen  
Hundred and十九 between Ann J. Riggs a widow, Little Riggs and Henry C.  
Riggs, her husband (being of lawful age) of the  
County of Douglas, and State of Kansas, of the first part, and The Board of Education of the City  
of Lawrence of the second part.

Witnesseth, That the parties of the first part, in consideration of the sum of \$ 500. Five hundred DOLLARS

to her in hand paid, the receipt whereof is hereby acknowledged, have sold and by these presents do grant, bargain sell and convey to the said party of the second part, 16<sup>th</sup> heirs and assigns forever, the following tract or parcel of land situated in the County of

Douglas, and State of Kansas, described as follows, to wit:

Land in the North east quarter of Section No. Thirteen (13) in Township No. Twelve (12) of Range No. Thirteen (13) bounded on the E. by beginning at a point forty (40) feet South of the South west corner of Block No. Eleventeen (11) in said Place Addition, thence East one hundred and forty seven (147) feet thence South two hundred and ninety six (296) feet thence West One hundred forty seven (147) feet north two hundred and forty six (246) feet to the beginning. Subject however to all existing roads, high ways and streets.

with 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, that they have good right to sell and convey said premises, and that they will warrant and defend the same against the lawful claims of all persons.

This Grant is Intended as a Mortgage to secure the payment of the Sum of \$ 500. Five hundred DOLLARS, and interest thereon, according to the terms of one certain mortgage note and one interest note or coupon, this day executed by the said parties of the first part,

Note No. 1, for Five hundred Dollars, due October 10<sup>th</sup> 1905

Note No. 2, for One hundred Dollars, due Oct. 10<sup>th</sup> 1906

Note No. 3, for One hundred Dollars, due Oct. 10<sup>th</sup> 1907

all dated October 10<sup>th</sup> 1904, payable to The Board of Education of the City of Lawrence or order, at the IMPORTERS AND TRADERS' NATIONAL BANK, of New York City N.Y., with interest payable semi-annually on the first day of Oct. and in each year, according to coupons attached to said note. The parties of the first part further agree that they will pay all taxes and assessments upon the said premises before they become delinquent; and they will keep the buildings on said property, insured for \$ one thousand in some approved Insurance Company, payable, in case of loss, to the mortgagee or assigns, and deliver the policy to the mortgagee as collateral security thereto.

Now, if such payments be made as herein specified, this conveyance shall be void, and shall be released upon demand of the parties of the first part. But if default be made in the payment of said principal sum, or any part thereof, or any interest thereon, or of said taxes or assessments, as provided, or if default be made in the agreement to insure, then this conveyance shall become absolute, and the whole of said principal and interest shall immediately become due and payable at the option of the party of the second part; and in case of such default of any sum so much as to be paid, for the period of ten days after the same becomes due, the said first part shall agree to pay to said second party or his assigns interest at the rate of ten per cent. per annum, computed semi-annually on said principal note, from date thereof to the time when the money shall be actually paid, and any payments made on account of interest shall be credited in said computation, so that the total amount of interest collected shall be and not exceed the legal rate of ten per cent. per annum; but the party of the second part may pay any unpaid taxes charged against said property, or insure said property if default be made in keeping up insurance, and may recover for all such payments, with interest at ten per cent. per annum, in any suit for foreclosure of this mortgage; and it shall be lawful for the party of the second part, his 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 waived or not, at the option of the party of the second part, and out of all the moneys arising from such sale, to retain the amount of such sale, to retain the amount then due, or to become due, according to the conditions of this instrument, and interest at ten per cent. per annum, from the time of said default until paid, together with the costs and charges of making such sale, to be taxed as other costs in the suit.

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

Ann J. Riggs (SEAL)

Little Riggs (SEAL)

Henry C. Riggs (SEAL)

## ACKNOWLEDGMENT.

## STATE OF KANSAS,

County of Douglas

BE IT REMEMBERED, That on this 15<sup>th</sup> day of October, A.D. 1904, before me, a Notary Public, in and for said County and State, came Little Riggs and Henry C. Riggs, their husband to me personally known to be the same person described in, and who executed the foregoing mortgage, and duly acknowledged the execution thereof.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last above written.

My Commission expires Dec. 10<sup>th</sup> 1905 Wm T. Sinclair  
Notary Public.

State of Washington  
 County of Pierce

Be it Remembered, That on this 20<sup>th</sup> day of October A.D. 1904 before me Richard W. Lamison a Notary Public in and for the County and State aforesaid came Ann J. Riggs, who is personally known to me to be the same person who executed the foregoing instrument and duly acknowledged the execution of the same.

On this 20<sup>th</sup> day of October A.D. 1904 before me Richard W. Lamison a Notary Public, did affix his official seal to the day and year last above written.

My Commission expires April 17, 1905. Richard W. Lamison, Notary Public.

Recorded Oct. 4 A.D. 1904 at 10<sup>th</sup> & 7<sup>th</sup> Sts. A. W. Armstrong, Mayor of Leavenworth, D. S. P.

Recorded Oct. 4 A.D. 1904 at 10<sup>th</sup> & 7<sup>th</sup> Sts.  
 Register of Deeds

The following is enclosed on the original instrument covering the above property:  
 The note of record, showing the date of recording, is as follows:  
 1st Carroll, Deed Recd. 10/10/04  
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