

# MORTGAGE RECORD No. 40.

103

FIRST MORTGAGE—HANS DODD—NORTH DOWNS CO., LEAVENWORTH, KAN., No. 1254

This Indenture, Made this 31st day of December in the year of our Lord Nineteen Hundred and ten between William Thomas and Winnie M Thomas, his wife, (being of lawful age) of the County of Douglas and State of Kansas, of the first part, and Wilder S Mitchell of Lawrence, Kansas of the second part.

Witnesseth, That the parties of the first part, in consideration of the sum of \$ 12.50, Twelve hundred and fifty DOLLARS to them 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, his 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:

The East half of the East half of the North West quarter of the South East quarter and the West half of the West half of the Northeast quarter of the Southwest quarter of section Thirty-two (32) in Township twelve (12) of Range Twenty (20)

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 \$ 12.50, Twelve hundred and fifty DOLLARS, and interest thereon, according to the terms of one certain mortgage note and ten interest notes or coupons, this day executed by the said parties of the first part.

Note No. 1, for Twelve hundred and fifty Dollars, due January 1st 1916 to wit: Dollars, due January 1st 1916 Dollars, due July 1st 1916 Dollars, due January 1st 1917

All dated and dated December 31st, 1910, payable to Wilder S Mitchell or order, at the First National Bank, of Lawrence, Kansas, with interest payable semi-annually on the first day of January and July 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 shall become delinquent; and they will keep the buildings on said property, insured for \$ 1000 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 part 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 covenanted to be paid, for the period of ten days after the same becomes due, the said first part do 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 not exceed the legal rate of ten per cent. per annum; but the part 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 part 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, appraisal waived or not, at the option of the part of the second part, and out of all the moneys arising from such sale, to retain the amount thereof 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 seals the day and year first above written.

Wm. Thomas (SEAL)  
Winnie M Thomas (SEAL)  
(SEAL)

## ACKNOWLEDGMENT.

STATE OF KANSAS, } ss.  
County of Douglas  
BE IT REMEMBERED That on this 31st day of December A. D. 1910 before me, a Notary Public in and for said County and State, came William Thomas and Winnie M Thomas, his wife to me personally known to be the same persons 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 February 1914 Levee Chick Notary Public

Filed for Record the 5 day of January A. D. 1911, at 1:00 o'clock P. M.

By Mamuel G. Council Deputy. Floyd L. Lawrence Register of Deeds.

The following is endorsed on the original instrument: This mortgage is hereby acknowledged and the parties thereto are duly sworn to on this day of December, 1910.

May 2, 1911

Recorded Oct. 26, 1910

Floyd L. Lawrence

Notary Public

(For Assignment—See Book 51, Page 521)