

## MORTGAGE RECORD No. 40.

FIRST MORTGAGE—SAND FISHWORTH BROS CO. LEAVENWORTH, KAN., No. 1291

This Indenture, Made this first day of February in the year of our Lord Nineteen  
Hundred and thirteen between Harris E. Faringer and Anna Faringer  
his wife (being of lawful age) of the  
County of Douglas and State of Kansas, of the first part, and Wilder S. Metcalf  
of the second part,

Witnesseth, That the parties of the first part, in consideration of the sum of \$800  
DOLLARS  
Three Hundred  
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:  
Lot number thirty-four (34) on New York Street  
in the City of Lawrence

with the appurtenances and all the estate, title and interest of the said part of of the first part therein. And the said part of of the first part do  
herely covenant and agree that at the delivery hereof they are the lawful owner of 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 a 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.  
Three hundred DOLLARS, and interest thereon, according to the terms of one certain

mortgage note and 20 interest notes or coupons, this day executed by the said parties of the first part to wit:  
Note No. 1, for Three hundred Dollars, due February 1st, 1918  
Note No. 2, for Twenty Dollars, due March 1st, 1918  
Note No. 3, for Twenty Dollars, due April 1st, 1918

all dated February 1st 1913, payable to Wilder S. Metcalf 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 February and August 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 \$        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 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 of  
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 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 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 part  
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 hand and seals the day and year first above  
written.

H. E. Faringer (SEAL)  
Anna Faringer (SEAL)  
Wilder S. Metcalf (SEAL)

## ACKNOWLEDGMENT.

STATE OF KANSAS,  
County of Douglas

BE IT REMEMBERED, That on this 4th day of February A. D. 1913, before me,  
Natary Public in and for said County and State, came H. E. Faringer and  
Anna Faringer to me personally known to be the same  
person S 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 Jan 22 1916 (25) C. M. Mauter  
Natary Public

Filed for Record the 4 day of February A. D. 1913 at 4<sup>30</sup> o'clock P M.  
Lloyd L. Lawrence  
By        Deputy.        Register of Deeds.

This instrument is intended as a mortgage to secure the payment of the sum of \$500.00 and interest thereon, according to the terms of one certain mortgage note and 20 interest notes or coupons, this day executed by the said parties of the first part.

Recorded Feb. 21, 1913  
Estelle M. Northrup  
Register of Deeds