

# MORTGAGE RECORD No. 40.

FIRST MORTGAGE—SAML DODD & CO. 1 EAST WORTH, EAT., No. 1241.

This Indenture, Made this 15<sup>th</sup> day of March in the year of our Lord Nineteen Hundred and seventeen between N.P. Powers & Emma Power his wife, J.F. Hyland, and Melanie Hyland, his wife (being of lawful age) of the County of Douglas and State of Kansas, of the first part, and Wilder S. Miteff, of Lawrence, Kansas of the second part.

Witnesseth, That the parties of the first part, in consideration of the sum of \$ 400. Dollars — Four 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: The West half of Lots Fifty three (43) and Fifty four (44) on Sixth Street in Baldwin City.

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 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, 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 \$ 400. Dollars, and interest thereon, according to the terms of a certain mortgage note not with attached interest notes or coupons, this day executed by the said parties of the first part

Note No. 1, for 100. Dollars, due 1907  
Note No. 2, for 100. Dollars, due 1907  
Note No. 3, for 100. Dollars, due 1907  
all dated 1907, payable to Wilder S. Miteff, or order, at the office of Wilder S. Miteff, in Lawrence, Kansas or either at the IMPORTERS AND TRADERS' NATIONAL BANK, of New York City with interest payable semi-annually on the first day of April in each year, according to attached 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 \$ 500.00 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 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 party 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 then due, to retain the amount then due, to retain the amount then 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 seal the day and year first above written.

J.F. Hyland (SEAL)  
Melanie Hyland (SEAL)  
N.P. Powers (SEAL)  
Emma Power (SEAL)

## ACKNOWLEDGMENT.

STATE OF KANSAS,  
County of Douglas

BE IT REMEMBERED, That on this 24<sup>th</sup> day of March A. D. 1917, before me, a Notary Public in and for said County and State, came N.P. Powers and Emma Power his wife, and J.F. Hyland and Melanie Hyland, his wife to me personally known to be the same person as 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 July 5 1917 G. C. Stewart Notary Public

Filed for Record the 23<sup>rd</sup> day of April A. D. 1917, at 2<sup>55</sup> o'clock P. M.

By Estelle D. Thompson Deputy. Register of Deeds.

The following is contained on the original instrument:  
This mortgage is hereby released and the same hereby cleared discharged. As witness my hand this 15<sup>th</sup> day of March A. D. 1917.  
Attest: Charles M. Sackett  
George M. Sackett

Recorded Nov. 4 1920  
Estelle D. Thompson  
Register of Deeds  
Lorne F. Jones  
Deputy

For assignment see Book 57 Page 602.