

MORTGAGE RECORD No. 40.

FIRST MORTGAGE—HALL NORTHROP BOOK CO., LEAVENWORTH, KAN., No. 1244.

This Indenture, Made this 30th day of June in the year of our Lord Nineteen
Hundred and twenty between E. F. Caldwell and Hattie N. Caldwell, his wife, (being of lawful age) of the

County of Douglas and State of Kansas, of the first part, and _____ of the second part.
Wilder S. Mitcheff, of Lawrence, Kansas

Witnesseth, That the parties of the first part, in consideration of the sum of \$ 1500 DOLLARS

Fifteen 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 South half of Lot Seventy-one (71) and all of Lot Seventy-three (73) on Ohio Street in the City of Lawrence.

with the appurtenances and all the estate, title and interest of the said part is of the first part therein. And the said part is of the first part do hereby covenant and agree that at the delivery hereof they are the lawful owner s 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 \$ 1500. Fifteen hundred DOLLARS, and interest thereon, according to the terms of a certain mortgage note and with interest notes, attached thereto, this day executed by the said parties of the first part payable to Wilder S. Mitcheff, or order, at the office of Wilder S. Mitcheff, in Lawrence, Kansas.

Note No. 1, for _____ Dollars, due _____, 190 _____
Note No. 2, for _____ Dollars, due _____, 190 _____
Note No. 3, for _____ Dollars, due _____, 190 _____
all dated _____ 190 _____, payable to _____

or order, at the IMPORTERS AND TRADERS' NATIONAL BANK, of New York City, with interest payable semi-annually on the first day of January and July in each year, according to the coupons attached to said notes. The part is 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 is 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 is of the second part, 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 part is 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 note, 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 part is of the first part have hereto set their hand^s and seal on the day and year first above written.

E. F. Caldwell (SEAL)
Hattie N. Caldwell (SEAL)
(SEAL)

ACKNOWLEDGMENT.

STATE OF KANSAS,

County of Douglas } ss.

BE IT REMEMBERED, That on this 2 day of July A. D. 1920, before me, a Notary Public in and for said County and State, came E. F. Caldwell and Hattie N. Caldwell, his wife, 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 hereto subscribed my name and affixed my official seal on the day and year last above written.

My Commission expires Aug. 9, 1922 1920 Anna H. Martindale

Filed for Record the 7th day of July A. D. 1920, at 10:25 o'clock A. M.

By _____ Deputy. Estelle Northrup Register of Deeds.

The following is endorsed on the original instrument.
The note herein described having been paid in full, this mortgage is hereby released and the lien thereby created discharged.

As witness my hand this 6 day of July A. D. 1923
Wilder S. Mitcheff

Attest:

Recorded July 6, 1923
Estelle Northrup
Register of Deeds

The following is endorsed on the original instrument.
The note herein described having been paid in full, this mortgage is hereby released and the lien thereby created discharged.

1920

Recorded July 8, 1920