

#1107-625

MORTGAGE RECORD No. 40.

FIRST MORTGAGE - ALL RIGHTS RESERVED TO THE REGISTER OF DEEDS, KANSAS, 1914

This Indenture, Made this fifteenth day of May in the year of our Lord Nineteen Hundred and twenty-six between Charles W. Boughton and Hilda O. Boughton, husband and wife (being of lawful age) of the County of Douglas and State of Kansas, of the first part, and Wildler S. Metcalf, of Lawrence, Kansas of the second part.

Witnesseth, That the part all of the first part, in consideration of the sum of \$ 2500. Dollars Two Thousand Five 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:

lots numbered seven (7), eight (8), nine (9), ten (10), eleven (11) and twelve (12) in Block numbered Ten (10) in Haskell Place, an Addition to the City of Lawrence

with the appurtenances and all the estate, title and interest of the said part all of the first part therein. And the said part all 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 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 \$ 2500 Dollars, and interest thereon, according to the terms of a certain mortgage note with interest notes attached thereto, this day executed by the said Parties of the first part

Note No. 1, for 400 Dollars, due 400
Note No. 2, for 400 Dollars, due 400
Note No. 3, for 700 Dollars, due 700

all dated the 15th day of May 1926 payable to Wildler S. Metcalf, or order, at the office of Wildler S. Metcalf, in Lawrence, Kansas agent of the IMPORTERS AND TRADERS' NATIONAL BANK, of New York City with interest payable semi-annually on the first day of June and December in each year, according to the terms of said mortgage note. The part all 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 \$ 2500 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 thereon.

Now, if such payments be made as herein specified, this conveyance shall be void, and shall be released upon demand of the part all 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: and the part all 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 all 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 all 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 all 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 all of the second part, and out of all the moneys arising from 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 part all of the first part have hereunto set their hands and seals the day and year first above written.
Charles W. Boughton (SEAL)
Hildegard O. Boughton (SEAL)
(SEAL)

Regisra-Talora Peru ACKNOWLEDGMENT.
STATE OF KANSAS, } ss.

County of
BE IT REMEMBERED, That on this 29th day of May A. D. 1926 before me, a Notary Public in and for said County and State, came Charles W. Boughton and Hilda O. Boughton, his wife to me personally known to be the same person 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.
L. S. My Commission expires 190 Manuel O. Moralez

Filed for Record the 29 day of July A. D. 1926 at 8:45 o'clock A M.
By Deputy, Geo. E. Wellman Register of Deeds.

For Release See Book 79 - Page 614

For Acknowledgment See Book 77 - Page 629