

## MORTGAGE RECORD No. 43.

MORTGAGE Standard Form. (Kansas Co. Printers Undergarment Blank Book Makers Lawrence, Kan.)

This Indenture, Made this fifth day of September in the year of our Lord, 1905, between John V. Fritzgel and Anna A. Fritzgel, his wife, of the Township of Douglas and State of Kansas, of the first part, and Louis Bergman of the second part:

Witnesseth, That the said parties of the first part, in consideration of the sum of Fifteen Hundred Dollars, to them duly paid, the receipt of which is hereby acknowledged, have sold, and by these presents do grant, bargain, sell and mortgage to the said part of the second part his heirs and assigns, forever, all that tract or parcel of land situated in the County of Douglas, and State of Kansas, described as follows, to wit:

The north half (1/2) of the south west quarter (1/4) of the North east quarter (1/4) of Section Twelve (12), Township Thirteen (13), Range Nineteen (19), and The south east quarter (1/4) of the South half (1/2) of the North west quarter (1/4) of the North east quarter (1/4) of said Section Twelve (12), less the East Twenty (20) feet of said tract reserved for a road. Also beginning at the North west corner of the South half (1/2) of the South west quarter (1/4) of the North east quarter (1/4) of Section Twelve (12), Township Thirteen (13), Range Nineteen (19), thence South Three and 7/8 chimes; thence East Three and 7/8 chimes; thence North Three and 7/8 chimes to place of beginning being in all Twenty-nine (29) acres more or less.

with all 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 owner of the premises, above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances.

This Grant is intended as a Mortgage to secure the payment of the sum of

Fifteen hundred Dollars according to the terms of one certain note this day executed and delivered by the said parties of the first part to the said part of the second part.

Payable five years after date, with interest thereon according to the terms of said note and coupons thereto attached.

and this conveyance shall be void if such payments be made as herein specified. But if default be made in such payment, or any part thereof, or interest thereon, or the taxes, or if the insurance is not kept up thereon, then this conveyance shall become absolute, and the whole amount shall become due and payable, and it shall be lawful for the said part of the second part his executors, administrators and assigns, at any time thereafter to sell the premises hereby granted, or any part thereof, in the manner prescribed by law; and out of all the moneys arising from such sales to retain the amount then due for principal and interest, together with the cost and charges of making such sales, and the overplus, if any there be, shall be paid by the part making such sale, on demand, to said parties of the first part, their heirs and assigns.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hand and seal the day and year first above written.

Signed, Sealed and Delivered in Presence of

Hugh B. Blair

STATE OF KANSAS,

County of Douglas.

BE IT REMEMBERED, That on this 5th day of September A. D. 1905, before me

Hugh B. Blair a Notary Public in and for said County and State, came John V. Fritzgel and Anna A. Fritzgel, his wife

to me personally known to be the same person who executed the foregoing instrument and duly acknowledged the execution of the same.

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 December 23rd 1905.

Hugh Blair

Notary Public.

Filed for Record the 5th day of September A. D. 1905, at 12 o'clock P. M.

Alvin C. Armstrong Register of Deeds.  
By Elie C. Armstrong Deputy.

The following is endorsed on the original instrument:  
This instrument was recorded in the office of the Register of Deeds, Douglas County, Kansas, on the 5th day of September, 1905, and is a true and correct copy of the original instrument as recorded in the office of the Register of Deeds, Douglas County, Kansas, on the 5th day of September, 1905.