

COURT MORTGAGE

This Indenture, Made this 16th day of May in the year of our Lord, one thousand nine hundred and ten (1910) between Ida M. Haworth and E. Haworth her husband of Lawrence in the County of Douglas and State of Kansas, of the first part, and John Seavis of the second part:

Witnesseth, That the said parties of the first part, in consideration of the sum of Three Thousand Five Hundred and 7/100 (\$3500.00) 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 party 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: All of Lots One (1) and Sixteen (16) and the North Fifty (50) feet of Lot Two (2) and Fifteen (15); all in Block Ten (10) of Baker's Enlarged Addition to the City of Lawrence.

with the appurtenances and all the estate, title and interest of the said part of the first part therein. And the said Ida M. Haworth and E. Haworth her husband do hereby covenant and agree that at the delivery hereof they are the lawful owners of the premises above granted and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances, and that they will warrant and defend the same against all claims whatsoever. This Grant is intended as a MORTGAGE to secure the payment of the sum of Three Thousand Five Hundred and 7/100 (\$3500.00) Dollars, according to the terms of Six certain promissory notes this day executed by the said Ida M. Haworth and E. Haworth her husband and for Three Thousand Dollars to Sarah H. Penland one for Five Hundred Dollars to the said party of the second part. Said notes being given for the sum of Three Thousand Five Hundred Dollars, dated May 16, 1910 due and payable in Six years from date hereof, with interest thereon from the date thereof until paid, according to the terms of said notes and coupons thereto attached. And this conveyance shall be void if such payment be made as in said note and coupons thereto attached, and as is hereinafter specified. And the said parties of the first part hereby agree to pay all taxes assessed on said premises before any penalties or costs shall accrue on account thereof, and to keep the said premises insured in favor of the said mortgagee, in the sum of Three Thousand DOLLARS, in some insurance company satisfactory to said mortgagee, in default whereof the said mortgagee may pay the taxes and accruing penalties, interests and costs, and insure the same at the expense of the parties of the first part, and the expense of such taxes and accruing penalties, interests and costs, and insurance, shall from the payment thereof, be and become an additional lien under this mortgage upon the above described premises, and shall bear interest at the rate of 10 per cent. per annum. But if default be made in such payment, or any part thereof, or interest thereon, or the taxes assessed on said premises, or if the insurance is not kept up thereon, then this conveyance shall become absolute, and the whole principal of said note, and interest thereon, and all taxes and accruing penalties and interest and costs thereon remaining unpaid or which may have been paid by the party of the second part, and all sums paid by the party of the second part for insurance, shall be due and payable or not at the option of the party of the second part; and it shall be lawful for the party 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, appraisement hereby waived or not at the option of the party of the second part his executors, administrators or assigns; 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, together with the costs and charges of making such sale, and the overplus, if any there be, shall be paid by the party making such sale on demand, to the said Ida M. Haworth her heirs and assigns.

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

Signed, Sealed and Delivered in Presence of

Ida M. Haworth (SEAL)
E. Haworth (SEAL)
State of Kansas, Douglas County, ss.

BE IT REMEMBERED, That on this 16th day of May A. D. 1910, before me M. E. Benson a Notary Public in and for said County and State came Ida M. Haworth and E. Haworth her husband to me personally known to be the same persons who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year last above written. My commission expires January 24th 1911 (S.S.) M. E. Benson Notary Public

Filed for Record the 16 day of May A. D. 1910, at 11:15 o'clock A.M.
By Mariaduke McConnell Deputy Floyd L. Lawrence Register of Deeds.

This following is entered on the original instrument: The note herein described having been paid in full, this mortgage is hereby released and the same is thereupon released and discharged. As witness my hand this 16th day of May A. D. 1910.

Recorded June 4th 1910
Floyd L. Lawrence
Reg. of Deeds
Geo. C. Wright
Notary

For Release see Book 66 Page 211