This Indenture, Made this First day of January in the year of our Lord one thousand nine hundred and ten by and between Frank W. Blackmar and Kate N. Blackmar (his wife) of the county of Douglas and state of Kensas, parties of the first part, and The State Savings Bank, Topeka, Kansas, a Corporation party of the second part: Witnesseth, that the said parties of the first part, for and in consideration of the sum of Four Thousand Dollars, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, have granted, bargained and sold and by these presents do grant, bargain, sell convey and confirm unto said party of the second part, and to its successors and assigns, forever, all of the following described tract piece or parcel of land lying and situate in Lawrence County of Douglas and State of Kansas, to-wit: Begin 150 feet South of the Southwest corner of Ohio and Quincy Sts. in the City of Lawrence, Thence West 125 ft, Thence South 75 feet, Thence East 125 ft. to the West line of Ohio St. Thence North 75 feet to the place of beginning. To have and to hold the same, With all and singular the hereditaments and appurtenances thereunto belonging or in any wise appertaining, and all right of homestead exemption unto the said party of the second part and to its successors and assigns forever. And the said parties of the first part 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 in the quiet and peaceable possession of said party of the second part its successors and assigns, forever, against the lawful claims of all persons whomsoever. Provided always, and this instrument is made, executed and delivered upon the following conditions, to-wit: First -- Said grantors are justly indebted unto the said party of the second part in the principal sum of Four thousand dollars, lawful money of the United States of America, being for a-loan made by the said party of the second part to the said grantors and payable according-to-the-tenor-and-effect-of-their-certain-first-mortgage-real-estate-note-Number-1511-executed-and-delivered-by-the-said-grantors-bearing-date-January-1st, 1910payable-to-the-order-of-the-said-The-State-Savings-Bank, Topeka-Kans, in Installmentsas_follows:_\$100.00-July_1,-1910_and_\$100.00_Semi_Annually_thereafter_and_Thirty_one_ hundred-dollars-Jan.-1.,-1915-after-date-at-the-State-Savings-Bank-Topeka, Kans. withinterest, from date until maturity at the rate of Seven per cent per annum, payable semiannually on the first days of July and January in each year, and ten per cent per annum after maturity, the installments of interest being further evidenced by ten coupons! attached to said principal note, and of even date therewith, and payable to the order of said the State Savings Bank, Topeka, Kans, at The State Savings Bank Topeka, Kans. Second .- Said parties of the first part hereby agree to pay all taxes and assessments levied upon said premises when the same are due, and insurance premiums for the amount of insurance hereinafter specified; and if not so paid the party of the second part, or the legal holder or holders of this mortgage, may without notice declare the whole sum of money herein secured due and payable at once, or may elect to pay such taxes , assessments and insurance premiums; and the amount so paid shall be a lien on the premises aforesaid, and be secured by this mortgage, and collected in the same manner

e.

upon the

there-

tion is

benefit

th power

the pen-

from any

all expire

ward the

describ-

ing all

t by the

, or to

, whether

repairs

eleiver

form the

ny valua-

and weive

homestead

s-23rd-day-

stary_Pub-

d_quali-_

re , who-

foregoing.

lly acknow

wrence

unto set

1

to-set

517

and a lat

Notes