

# MORTGAGE RECORD No. 49.

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MORTGAGE STANDARD FORM, Ozette Co., Printers, Binders and Blank Book Makers, Lawrence, Kan.

This Indenture, Made this 17th day of March in the year of our Lord one thousand nine hundred and nineteen (1919), between Mary M Higgins and Frederick Higgins (here husband) of Lawrence in the County of Douglas and State of Kansas, of the first part, and Anna B. M. Menger, of Lawrence, Kansas of the second part:

**Witnesseth.** That the said part 1st of the first part, in consideration of the sum of One thousand eight 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 2d of the second part 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 South one half (1/2) of the South one half (1/2) Section number Twenty seven (27) Township 9 North (13) Range Thirteen (19)

Said parties of the first part shall have the privilege of paying any part of the principal amount at any interest paying date and interest shall cease on the amount paid provided interest shall be paid as due

with all the appurtenances, and all the estate, title and interest of the said part 1st 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 except one mortgage on which there is due Five thousand four hundred dollars

This Grant is intended as a Mortgage to secure the payment of the sum of \$1800.00 according to the terms of one certain note this day executed and delivered by the said Mary M and Frederick Higgins to the said part 2d of the second part and due in five years interest payable annually, interest six percent

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 2d 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 2d making such sale, on demand, to said parties of the first part, their heirs and assigns.

IN WITNESS WHEREOF, The said part 1st 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  
Notary Public  
Myrtle M. Council  
Mary M Higgins [SEAL]  
Frederick Higgins [SEAL]  
[SEAL]

STATE OF KANSAS, }  
County of Douglas } ss.

BE IT REMEMBERED, That on this 17 day of March A. D. 1919, before me, Myrtle M. Council a Notary Public in and for said County and State, came Mary M Higgins and Frederick Higgins her husband 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 Jan 23 1915 Myrtle M. Council Notary Public.

Filed for Record the 25 day of March A. D. 1919, at 4 o'clock A. M.  
Floyd Lawrence Register of Deeds.  
Deputy.

This mortgage is subject to the original instrument. The mortgagee herein described having been paid in full, this mortgage is hereby released and the same shall be returned to the mortgagor. As witness my hand this 25th day of March, 1919.

Recorded Feb 12 1921

C. W. Northrup  
Register of Deeds