

MORTGAGE RECORD No. 49.

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

This Indenture, Made this 13th day of August in the year of our Lord nineteen
hundred and twelve, between Raimon B. Richards and Kattie E
Richards his wife, of the Township of Kanawaka in the County of
Douglas and State of Kansas, of the first part, and
Walter S. Richards of the second part:

Witnesseth, That the said parties of the first part, in consideration of the sum of
Two Thousand 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 4 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 that part of the North-east quarter ($\frac{1}{4}$) of Section 13, Township 12, Range 18, lying east of
the Leecompton Road crossing said quarter section, containing 71.50 acres, more or less, Also
the South-west fractional quarter ($\frac{1}{4}$) of Section 7, Township 12, Range 19, less 10 acres in
square form in the North-east corner thereof, Also the North-west fractional quarter ($\frac{1}{4}$) of Sec-
tion 18, Township 12, Range 19, all in said County and State,
The mortgagors agree to keep the buildings on premises insured against fire, lightning and wind
storms to the extent of their insurable value, in a company or companies approved of by this
mortgagee with mortgage clause making loss payable to said mortgagee, or assigns, as interest
may appear, and failing to do so holder of mortgage may have same insured and the cost of so
doing added to the mortgage to draw interest until paid at 10%

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 owners 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
Two Thousand 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 4 of the second part
Payable two years after date with interest thereon accord-
ing 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 4 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 4 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 hands and seal the day and year first above
written.

Signed, Sealed and Delivered in presence of

Hugh Blair

Raimon B. Richards [SEAL]

Kattie E. Richards [SEAL]

[SEAL]

STATE OF KANSAS,

Douglas County ss.

BE IT REMEMBERED, That on this 26th day of August A. D. 1912, before me,

Hugh Blair a Notary Public in and for said County and State, came

Raimon B. Richards and Kattie E. Richards, 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 28 Decr 1913

Hugh Blair Notary Public.

Filed for Record the 26 day of Aug A. D. 1912, at 2³⁰ o'clock P. M.

Flloyd L. Lawrence Register of Deeds.
Deputy.

This instrument is returned as the original instrument.

The above described land is situated in the County of Douglas, State of Kansas, and is subject to the lien of a mortgage in favor of the State of Kansas, as provided by law.

This instrument is returned as the original instrument.

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Recorded Mar 25 1914

Flloyd L. Lawrence

Register of Deeds

(For Assignment See Book 57 Page 100)