

## MORTGAGE RECORD.

This Indenture, Made this 7th day of April, A. D. 1914, between  
J. M. Carter and Effie D. Carter, his wife

of Anderson County, in the State of Kansas, of the first part, and  
of Franklin M. R. Dick County, in the State of Kansas, of the second part:

WITNESSETH, That said part 1st of the first part, in consideration of the sum of  
Three hundred and no DOLLARS,  
the receipt of which is hereby acknowledged, do by these presents, Grant, Bargain, Sell, and Convey unto said part 2d of the second part, his  
heirs and assigns, all the following-described real estate, situated in Douglas County and State of Kansas, to wit:

Lot number Eighty-two (82) High Street, Baldwin City, Kansas.

This mortgage given for part of the purchase price and it is understood and agreed between the parties hereto, that in case of foreclosure of this mortgage, the redemption period, for above described real estate, shall be limited to six months.

TO HAVE AND TO HOLD THE SAME, Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, forever.

PROVIDED, ALWAYS, And these presents are upon this express condition, that whereas, said  
J. M. Carter and Effie D. Carter, his wife  
have on this day executed and delivered one certain promissory note in writing to said part 2d of the second part, of which the following is a copy:

\$300. Richmond, Kansas, April 7 1914.

One year after date, for value received, We promise to pay to the order of  
M. R. Dick, Three hundred and no/100 Dollars, at the Peoples State Bank, of  
Richmond, Kansas, with interest at the rate of 8 per cent per annum from date  
until paid, Interest payable semi-annually.

(Signed)

J. M. Carter.

Effie D. Carter.

NOW, If said part 1st of the first part shall pay or cause to be paid to said part 2d of the second part, his heirs or assigns, said sum of money in the above-described note mentioned, together with the interest thereon, according to the terms and tenor of the same, then these presents shall be wholly discharged and void; and otherwise shall remain in full force and effect. But if said sum or sums of money, or any part thereof, or any interest thereon, is not paid when the same is due, or if the taxes and assessments of every nature which are or may be assessed and levied against said premises, or any part thereof, are not paid when the same are by law made due and payable, then the whole of said sum and sums, and interest thereon, shall and by these presents become due and payable, and said part 1st of the second part shall be entitled to the possession of said premises, and the same shall be sold by the first part, or by the first part's heirs or assigns, to satisfy the debt, and the proceeds of the sale shall be applied to the payment of the debt, and the balance, if any, shall be paid to the first part, or to the first part's heirs or assigns.

first above written.

J. M. Carter  
Effie D. Carter

State of Kansas, Anderson County, ss.

BE IT REMEMBERED, That on this 7th day of April, A. D. 1914, before me, the undersigned, a  
Notary Public in and for the County and State aforesaid, came

J. M. Carter and Effie D. Carter, his wife

who are personally known to me to be the same person 2d who executed the within instrument of writing, and such person 2d duly acknowledged the execution of the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Notarial seal, the day and year last above written.

Term expires June 8, 1916.

D. B. Hedge, Notary Public.

Filed for Record on the 8th day of April, A. D. 1914, at 9:37 o'clock A. M.

Raymond Lawrence, Register of Deeds.

Garb. Neff, Deputy.

H. & L. Assn. Form  
Peoples State Bank Form  
Coupon Form

Recorded April 7th 1914 #312  
Given by J. M. Carter and Effie D. Carter, his wife, to M. R. Dick, for \$300.00 the balance of the purchase price of the above described real estate.  
M. R. Dick  
Mortgage  
Do. B. Hedge, Register of Deeds.