

MORTGAGE RECORD.

This Indenture, Made this 1st day of May in the year of our Lord one thousand nine hundred Eleven between J. F. Cummings, J. F. Cummings & Mary E. Cummings, their sister of Leecompton in the County of Kansas and State of Kansas, of the first part, and State Bank of Leecompton of the second part:

WITNESSETH, That the said part es of the first part, in consideration of the sum of Seventeen Hundred and no 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 y of the second part, its 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 North West Quarter (4) of Troop Avenue (12) Section Twelve (12) Range Eighteen (18).

with the appurtenances, and all the estate, title and interest of the said part es of the first part therein. And the said J. F. Cummings, J. F. Cummings, J. F. Cummings & Mary E. Cummings 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 Seventeen Hundred and no DOLLARS,

according to the terms of their certain promissory note... this day executed by the said Parties of the first part to the said part y of the second part; said note being given for the sum of Seventeen Hundred and no DOLLARS, dated May 1st 1911, due and payable in Five years from date thereof, with interest thereon from the date thereof until paid according to the terms of said note and 10 coupons of 55.25 dollars each thereto attached. And this conveyance shall be void if such payment be made as in said note and coupons thereto attached, and as hereinafter specified. And the said part es 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 Seventeen Hundred and no DOLLARS, in some insurance company satisfactory to said mortgagee, in default whereof the said mortgagee may pay the taxes and accruing penalties, interest and costs, and insure the same at the expense of the part es of the first part, and the expense of such taxes and accruing penalties, interest 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 part y of the second part, and all sums paid by the part y of the second part for insurance, shall be due and payable or not, at the option of the part y of the second part; and it shall be lawful for the part y of the second part... his... executors, administrators or 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 part y 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 part y of the second part, on demand to the said first parties, their heirs and assigns.

IN TESTIMONY WHEREOF, The said part es 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

Zella H. Sliff

J. F. Cummings
J. F. Cummings
Mary E. Cummings

(SEAL)

(SEAL)

State of Kansas, Douglas County, ss.

BE IT REMEMBERED, That on this 20th day of June A. D. 1911, before me,

Zella H. Sliff, a Notary Public in and for said County and State, came

J. F. Cummings, J. F. Cummings & Mary E. Cummings to me personally known to be the same person who executed the foregoing instrument of writing 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 July 10 1912
Zella H. Sliff Notary Public.

Filed for Record on the 21 day of June A. D. 1911 at 9:15 o'clock A. M.

Floyd L. Lawrence, Register of Deeds.

Deputy.

The following is entered on the original instrument:
This note herein described having been paid in full, this mortgage is hereby released and the same is hereby cancelled. As witness my hand this 30th day of June A. D. 1911.
State Bank of Leecompton
Wm. A. J. Higgins, Cashier

Recorded Dec 6, 1911

Floyd L. Lawrence
Register of Deeds.
Wm. A. J. Higgins