

## MORTGAGE RECORD.

This Indenture, Made this Twenty-fifth day of July in the year of our Lord one thousand nine hundred and eleven, between Isabell Keith and E.P. Keith her husband of Lawrence in the County of Douglas and State of Kansas, of the first part, and Crossford Investment & Mortgage Company of the second part:

WITNESSETH, That the said parties of the first part, in consideration of the sum of Sixteen hundred (\$600) 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 of 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: Lot number eighty (80) on Ohio Street Lawrence Kansas.

with the appurtenances, and all the estate, title and interest of the said part of of the first part therein. And the said Isabell Keith and E.P. Keith, her husband 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 Sixteen hundred (\$600) DOLLARS, according to the terms of a certain promissory note, this day executed by the said Isabell Keith and E.P. Keith, her husband to the said part of of the second part; said note being given for the sum of Sixteen hundred (\$600) DOLLARS,

dated July 25, 1911, due and payable in five (5) years from date thereof, with interest thereon from the date thereof until paid according to the terms of said note and 10 coupons of 48 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 parties 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 at least Twenty five (\$25.00) hundred dollars DOLLARS, in some insurance company satisfactory to said mortgagee, in default whereof the said mortgagee may pay the taxes and accruing penalties, interests and costs, and insure the same at the expense of the part of 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 of of the second part, and all sums paid by the part of of the second part, shall, from the date of such default, be and become due and payable by the part of of the second part, and it shall be lawful for the part of of the second part, its executors, administrators or assigns, at any time thereafter, to sell the premises hereby granted, or any part thereof, in the manner prescribed by law, appraisal hereby waived or not at the option of the part of of the second part, and the proceeds of such sale, together with the costs and charges of making such sale, and the overplus, if any there be, shall be paid by the part of of the second part, on demand to the said parties of the first part heirs and assigns.

IN TESTIMONY WHEREOF, The said part of 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

Isabell Keith [SEAL]  
E.P. Keith [SEAL]

State of Kansas, Douglas County, ss.

BE IT REMEMBERED, That on this 26 day of July, A. D. 1911, before me,

C.P. Crossford, a Notary Public in and for said County and State, came

Isabell Keith and E.P. Keith, her husband 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 May 21, 1912

Filed for Record on the 26 day of July, A. D. 1911 at 10 o'clock A. M.

Thos. L. Lawrence Register of Deeds.  
Deputy.

Standard Form

Coupon Form

The following is entered on the original instrument  
The note herein described having been duly paid, this instrument is hereby released and the  
loan thereon is hereby discharged. Witness my hand this 25th day of July, A. D. 1911.

Notary  
Grant R. Cross

Recorded Oct. 18th 1916

Thos. L. Lawrence

Notary Public

48-364

This mortgage is entered on the original instrument  
The note herein described having been duly paid, this instrument is hereby released and the  
loan thereon is hereby discharged. Witness my hand this 25th day of July, A. D. 1911.

Recorded Jan 25 1917  
Edith M. Mott