

MORTGAGE RECORD.

THE CHAMBERLAIN, KANSAS

This Indenture, Made this 18th day of October in the year of our Lord one thousand nine hundred eleven between Nelson D McGary and John S McGary of Lawrence, in the County of Douglas and State of Kansas, of the first part, and Wm C Hagen, Hm H Carruth and Hm E Higgins as Trustees of the L. N. Perkins Trust Estate of the second part:

WITNESSETH, That the said part first of the first part, in consideration of the sum of Fourteen Hundred and fifty 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 second of the second part, their 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 two hundred (200) Ohio Street in the City of Lawrence

with the appurtenances, and all the estate, title and interest of the said part first of the first part therein. And the said Nelson D McGary and John S McGary 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, 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 Fourteen Hundred and Fifty DOLLARS,

according to the terms of a certain promissory note... this day executed by the said Nelson D and John S McGary to the said part second of the second part; said note being given for the sum of Fourteen hundred and fifty DOLLARS,

dated October 18, 1911, due and payable in five years of 43 coupons of 43 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 first 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 Eight Hundred 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 first 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 second of the second part, and all sums paid by the part second of the second part for insurance, shall be due and payable or not, at the option of the part second of the second part; and it shall be lawful for the part second of the second part, him or her, 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 second of the second part, him or her, 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 second of the second part, making such sale, on demand to the said part first of the first part, him or her, heirs and assigns.

IN TESTIMONY WHEREOF, The said part first of the first part hereunto set their hand and seal, the day and year last above written.

Signed, sealed and delivered in presence of

Nelson D. McGary [SEAL]
John S. McGary [SEAL]

State of Kansas, Douglas County, ss.

BE IT REMEMBERED, That on this 21st day of October, A. D. 1911, before me,

A. J. Flynn, a Notary Public in and for said County and State, came

Nelson D McGary and John S McGary his wife, in person, known 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 April 10th 1912. A. J. Flynn Notary Public.

Filed for Record on the 14 day of Oct, A. D. 1911, at 11 o'clock A. M.

Mayed L. Lawrence, Register of Deeds.
Deputy.

Standard Form

Coupon Form

This Indenture is to be recorded in the office of the Register of Deeds of the County of Douglas, State of Kansas, on the 18th day of October, 1911.

Wm C Hagen, Hm H Carruth and Hm E Higgins as Trustees of the L. N. Perkins Trust Estate

Mayed L. Lawrence

Mayed L. Lawrence

Recorded April 26, 1912