

MORTGAGE RECORD.

This Indenture, Made this 21st day of January in the year of our Lord one thousand nine hundred 9 twelve between John M^c Nash, a widower of Lawrence in the County of Douglas and State of Kansas, of the first part, and

of the second part: four hundred and no/100 WITNESSETH, That the said part 4 of the first part, in consideration of the sum of four hundred and no/100 DOLLARS, to him duly paid, the receipt of which is hereby acknowledged, he do sold, and by these presents do sell 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: Lot eight (8) Block Eight (8) in Lamed Place City of Lawrence,

with the appurtenances, and all the estate, title and interest of the said part 4 of the first part therein. And the said John M^c Nash do hereby covenant and agree that at the delivery hereof he is 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 he 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 four hundred & no/100 DOLLARS, according to the terms of one certain promissory note... this day executed by the said John M^c Nash

to the said part 4 of the second part; said note being given for the sum of four hundred & no/100 DOLLARS, date Lawrence, Kans. Jan 5 1912 due and payable in five coupons of fourteen 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 4 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 six hundred & no/100 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 4 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 4 of the second part, and all sums paid by the part 4 of the second part for insurance, shall be due and payable or not, at the option of the part 4 of the second part; and it shall be lawful for the part 4 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 4 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 4 making such sale, on demand to the said John M^c Nash heirs and assigns.

IN TESTIMONY WHEREOF, The said part 4 of the first part hereunto set his hand... and seal... the day and year last above written. Signed, sealed and delivered in presence of

John M^c Nash [SEAL]

State of Kansas, Douglas County, ss.

BE IT REMEMBERED, That on this 6th day of January, A. D. 1912, before me, A. F. Schmitt a Notary Public in and for said County and State, came

L. D. Lawrence

John M^c Nash, a widower 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 1915. A. F. Schmitt Notary Public.

Filed for Record on the 6 day of January, A. D. 1912 at 4:00 o'clock P.M.

D. Lloyd Lawrence Register of Deeds. Deputy.

Recorded July 21st 1912
Earl F. Schmitt
Register of Deeds

This note being described in the official instrument... first filed by record of the... A. D. 1912

W. E. Hyman
attest