

MORTGAGE RECORD.

This Indenture, Made this 25th day of January in the year of our Lord one thousand nine hundred & twelve between Frederick Seale and Minnie Seale, his wife of Lawrence in the County of Douglas and State of Kansas, of the first part, and B. H. Tucker of the second part:

WITNESSETH, That the said part 1st of the first part, in consideration of the sum of Thirteen hundred DOLLARS, to them duly paid, the receipt of which is hereby acknowledged, ha he sold, and by these presents do grant, bargain, sell and mortgage to the said part 2nd 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: The West Sixty (60) acres of the South East Quarter (14) of Section No. Eleven (11) in Township No. Thirteen (13) South of Range No. Twelve (12) East of the South Principal Meridian

with the appurtenances, and all the estate, title and interest of the said part 1st of the first part therein. And the said parties of the first part 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 Thirteen hundred DOLLARS,

according to the terms of one certain promissory note, this day executed by the said Frederick Seale and Minnie Seale to the said part 2nd of the second part; said note being given for the sum of Thirteen hundred DOLLARS, dated Lawrence, Kansas, Jan'y 25 1912, 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 five and ten 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 1st 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 one 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 1st 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 2nd of the second part, and all sums paid by the part 2nd of the second part for insurance, shall be due and payable or not, at the option of the part 2nd of the second part; and it shall be lawful for the part 2nd of the second part, and 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 2nd 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 2nd of the second part, making such sale, on demand to the said parties of the first part, heirs and assigns.

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

Frederick Seale [SEAL]
Minnie Seale [SEAL]

State of Kansas, Douglas County, ss.

BE IT REMEMBERED, That on this 25 day of January, A. D. 1912, before me, A. J. Flynn, a Notary Public in and for said County and State, came

Frederick Seale and Minnie Seale, his wife to me personally known to be the same persons 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. A. J. Flynn, Notary Public.

My Commission Expires April 10th 1915

Filed for Record on the 29 day of Jan'y, A. D. 1912, at 10 o'clock 9 M. Howard L. Lawrence, Register of Deeds.
Deputy.

Standard Form

Coupon Form

This mortgage is acknowledged to be the original instrument, from which a full and correct copy of the same has been made and filed for record in the office of the Register of Deeds, A. D. 1912.

B. H. Tucker

Recorded Sept. 23rd 1912
Cecil L. Tucker

In confirmation of full pay-
ment of the within mortgage I
hereby release and quitclaim
all my right and interest in
the same to the said
parties of the first part
- B. H. Tucker

Witness my hand and seal
this 29th day of Jan'y 1912
- Cecil L. Tucker

The following is endorsed on the original instrument
Recorded May 11 1912
- B. H. Tucker