

MORTGAGE RECORD.

This Indenture, Made this First day of June in the year of our Lord one thousand nine hundred Twelve (1912) between E. M. Sellards and Winnifred Sellards, his wife of Burlington in the County of Osage and State of Kansas, of the first part, and Frank P. Lewis of the second part;

WITNESSETH, That the said parties of the first part, in consideration of the sum of Twelve Hundred and no/100 (\$1200.00) DOLLARS, to them duly paid, the receipt of which is hereby acknowledged, have to sold, and by these presents do grant, bargain, sell and mortgage to the said part of of the second part, her 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 Twelve (12) up Block No. (9) in University Place, an Addition to the City of Lawrence

with the appurtenances, and all the estate, title and interest of the said part of of the first part therein. And the said E. M. Sellards and Winnifred Sellards, his wife 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 Twelve Hundred and no/100 DOLLARS, according to the terms of a certain promissory note this day executed by the said E. M. Sellards and Winnifred Sellards, his wife to the said part of of the second part; said note being given for the sum of Twelve hundred DOLLARS,

dated June 1st 1912 due and payable in three no/100 coupons of \$39 dollars each therein 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 of of the first part hereby agree to 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 Two Thousand Dollars against Fire, Lightning and Blast \$1000 (bonded) 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 for insurance, shall be due and payable or not, at the option of the part of of the second part; and it shall be lawful for the part of of the second part, her 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, her 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, with with the costs and charges of making such sale, and the overplus, if any there be, shall be paid by the part of making such sale, on demand to the said E. M. Sellards, his heirs and assigns. IN TESTIMONY WHEREOF, The said part of of the first part have to hereunto set their hand and seal the day and year last above written. Signed, sealed and delivered in presence of E. M. Sellards [SEAL] Winnifred Sellards [SEAL]

State of Kansas, Osage County, ss. BE IT REMEMBERED, That on this 3rd day of June A. D. 1912, before me, Emmett S. Taylor a Notary Public in and for said County and State, came E. M. Sellards and Winnifred Sellards, 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. My Commission Expires Feb 23 1913. Emmett S. Taylor Notary Public.

Filed for Record on the 4 day of June A. D. 1912 at 3 31 o'clock P.M. Floyd L. Lawrence Register of Deeds.          Deputy.

(This form is to be addressed as the original instrument.)  
 The use herein described having been paid in full, by mortgagee in hereby released and the lien hereby created discharged. As witness my hand this 1st day of June, A. D. 1912.  
Frank P. Lewis  
By Frank E. Bueby  
Attorney in fact  
 Recorded June 4 1912  
Floyd L. Lawrence  
 Register of Deeds  
Geo. C. Meyer

Standard Form  
 Coupon Form

This instrument is subject to the original instrument.  
 Mortgage herein described being paid in full, this instrument is hereby released and the lien hereby created discharged.