

MORTGAGE RECORD.

This Indenture, Made this 10th day of June in the year of our Lord one thousand nine hundred twelve between G. H. Sellards and Winnie Sellards, his wife of Burlingame in the County of Osage and State of Kansas, of the first part, and Elizabeth Clark of the second part:

WITNESSETH, That the said part all of the first part, in consideration of the sum of Thirteen Hundred & 00/100 DOLLARS, to them duly paid, the receipt of which is hereby acknowledged, ha. U.S. sold, and by these presents do grant, bargain, sell and mortgage to the said part 1 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 No. Seven (7) Block No. Eight (8) in University Place, an addition to the City of Lawrence, Douglas County, Kansas

with the appurtenances, and all the estate, title and interest of the said part all of the first part therein. And the said parties of the first part hereby covenant and agree that at the delivery hereof they 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 & 00/100 DOLLARS, according to the terms of one certain promissory note... this day executed by the said parties of the first part

to the said part 1 of the second part; said note being given for the sum of Thirteen Hundred & 00/100 DOLLARS, dated June 10th 1912, due and payable in Three years from date thereof, with interest thereon from the date thereof until paid according to the terms of said note and 6 coupons of 42.25 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 all 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 Thirteen Hundred & 00/100 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 all 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 1 of the second part, and all sums paid by the part 1 of the second part for insurance, shall be due and payable or not, at the option of the part 1 of the second part; and it shall be lawful for the part 1 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, appraisement hereby waived or not at the option of the part 1 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, together with the costs and charges of making such sale, and the overplus, if any there be, shall be paid by the part 1 making such sale, on demand to the said parties of the first part heirs and assigns.

IN TESTIMONY WHEREOF, The said part all of the first part ha. hereunto set their hands and seal the day and year last above written. Signed, sealed and delivered in presence of E. H. Sellards [SEAL] Winnie Sellards [SEAL]

State of Kansas, Osage County, ss. BE IT REMEMBERED, That on this 11th day of June A. D. 1912, before me,

E. H. Sellards and Winnie Sellards, his wife a Notary Public in and for said County and State, came 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 the day and year last above written. My Commission Expires Feb 23 1913 Ernest S. Taylor Notary Public.

Filed for Record on the 12 day of June A. D. 1912 at 5 o'clock P. M. Lloyd L. Lawrence Register of Deeds. Deputy.

The following is submitted as the original instrument:  
The note herein described having been paid in full, this mortgage is hereby released and the same is hereby cancelled and discharged. As witness my hand this 10th day of June A. D. 1912.  
E. H. Sellards  
Winnie Sellards  
Elizabeth Clark

Recorded Aug 4th 1912  
Ernest S. Taylor  
Notary of Deeds  
Charles May