

MORTGAGE RECORD.

This Indenture, Made this 19th day of June In the year of our Lord one thousand nine hundred Twelve (1912) between Lillian R. Leis and Geo. Leis, Husband and wife, of Lawrence, in the County of Douglas and State of Kansas, of the first part, and

The Western Miller's Mutual Fire Insurance Co. of the second part:

WITNESSETH, That the said party... of the first part, in consideration of the sum of

Three Thousand (\$3000.00) 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

party... of the second part, its 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: All of lots number one (1) and the North half of lot No. Two (2) in Block Number Two (2) Read Addition to the City of Lawrence, Kans. Also lots Number two (2) less six feet off along the North line of said lot and all of lots numbers three (3) and lot No. Four (4) less two feet off along the South line of said lot and lots Numbers Five (5) and Six (6) all in Block number fifteen (15) James second Addition to the City of Lawrence, as per recorded plat on file in Recorder's office of Douglas County, Kansas,

with the appurtenances, and all the estate, title and interest of the said party... of the first part therein. And the said

Lillian R. Leis and Geo. Leis 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 Three Thousand (\$3000.00) DOLLARS,

according to the terms of one certain promissory note, this day executed by the said

Lillian R. Leis and Geo. Leis to the said party... of the second part; said note being given for the sum of Three Thousand (\$3000.00) DOLLARS,

dated June 19th, 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 six coupons of Twenty dollars each thereto attached. And the said party... 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 Three Thousand (\$3000.00) 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 party... 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 party... of the second part, and all sums paid by the party... of the second part for insurance, shall be due and payable or not, at the option of the party... of the second part; and it shall be lawful for the party... of the second part, its 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 party... of the second part, its 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 party... making such sale, on demand to the said Lillian R. Leis, her heirs and assigns.

IN TESTIMONY WHEREOF, The said party... of the first part have hereunto set their hands and seals the day and year last above written. Signed, sealed and delivered in presence of

Lillian R. Leis [SEAL]
Geo. Leis [SEAL]

State of Kansas, Douglas County, ss.

BE IT REMEMBERED, That on this 20th day of June, A. D. 1912, before me, L. E. Stiel a Notary Public in and for said County and State, came

Lillian R. Leis and Geo. Leis - Husband and wife 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.

L. E. Stiel Notary Public.

My Commission Expires June 20 1914

Filed for Record on the 28th day of June, A. D. 1912, at 3³⁰ o'clock P. M.

Roy L. Lawrence Register of Deeds.
R. M. McConnell Deputy.

(For printed release as per 54, Page 292)

Recorded May 13th 1912

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