

MORTGAGE RECORD.

This Indenture, Made this Eighteenth day of January in the year of our Lord one thousand nine hundred and thirteen between L. P. Pratt (widower) of New Kirk in the County of Kay and State of Oklahoma and President of Board of Trustees of Kansas Yearly Meeting of the Society of Friends a Corporate Body of the second part:

WITNESSETH, That the said party... of the first part, in consideration of the sum of Six Hundred DOLLARS, to him duly paid, the receipt of which is hereby acknowledged, he s... sold, and by these presents do s... grant, bargain, sell and mortgage to the said party... 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 One hundred and fifty-four (154) Connecticut street in the City of Lawrence

with the appurtenances, and all the estate, title and interest of the said part... of the first part therein. And the said L. P. Pratt hereby covenant and agree that at the delivery hereof he 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 Six hundred DOLLARS, according to the terms of one certain promissory note... this day executed by the said L. P. Pratt

to the said part... of the second part; said note being given for the sum of Six hundred DOLLARS, dated Jan'y 18 1913, 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 sixteen 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 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 Six Hundred 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, 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 party... 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 party... making such sale, on demand to the said L. P. Pratt heirs and assigns.

IN TESTIMONY WHEREOF, The said party... of the first part has hereunto set his hand and seal... the day and year last above written.

L. P. Pratt

[SEAL]

[SEAL]

State of Kansas, Oklahoma, Kay County, ss.

BE IT REMEMBERED, That on this 21st day of January A. D. 1913, before me, the undersigned L. P. Pratt a Notary Public in and for said County and State, came

L. P. Pratt

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 February 1st 1915. Ray S. Johnson Notary Public.

Filed for Record on the 24th day of January A. D. 1913, at 1⁴⁰ o'clock P. M.

Roy S. Lawrence Register of Deeds.
R. M. M. Connell Deputy.

This document is subject to the provisions of the Oklahoma Land Act of 1906, and the provisions of the Oklahoma Land Act of 1906, and the provisions of the Oklahoma Land Act of 1906.

Recorded - February 1st 1913
Roy S. Lawrence
Ray S. Johnson