

MORTGAGE RECORD.

This Indenture, Made this Twelfth day of March in the year of our Lord one thousand nine hundred Thirteen between August H. Fickler and Lydia H. Fickler, husband and wife of Endora in the County of Douglas and State of Kansas, of the first part, and N. J. Paschal of the second part:

Witnesseth, That the said part first of the first part, in consideration of the sum of Twelve Hundred DOLLARS, to them duly paid, the receipt of which is hereby acknowledged, has granted, bargain, sell and mortgage to the said part second 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: Beginning 1000 ft. East and 1750 ft. South of N. Northwest Corner of Section Six 6579 up 13 Range 21 Thence East 1128 ft. Thence South 615 ft. Thence West 810 ft. to Center of Wakarusa Creek, thence along center of creek in a North westerly direction to a point due south of place of beginning thence North 330 feet to place of beginning containing Fifteen acres

with the appurtenances, and all the estate, title and interest of the said part first of the first part therein. And the said August H. Fickler and Lydia H. Fickler, husband and wife do hereby covenant and agree that at the delivery hereof they are 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 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 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 second of the second part; said note being given for the sum of Twelve Hundred DOLLARS,

dated March 12, 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 coupons of thirty 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 first 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 Twelve 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 part first 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 second of the second part, and all sums paid by the part second of the second part for insurance, shall be due and payable or not, at the option of the part first of the first part; and it shall be lawful for the part second of the second part, her heirs, 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 second of the second part, her heirs, 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 second 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 part first of the first part have hereunto set their hand and seal the day and year last above written. Signed, sealed and delivered in presence of

August H. Fickler [SEAL]
Lydia H. Fickler [SEAL]

State of Kansas, Douglas County, ss.

BE IT REMEMBERED, That on this 17 day of March, A. D. 1913, before me,

Lillian Y. Smith, a Notary Public in and for said County and State, came August H. Fickler and Lydia H. Fickler, 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.

My Commission Expires Oct. 20th 1915. Lillian Y. Smith, Notary Public.

Filed for Record on the 18 day of March, A. D. 1913, at 9:25 o'clock a. M.

Clayton L. Lawrence, Register of Deeds, Deputy.

This instrument is indexed on the official list of mortgages in the year 1913, and the same is hereby certified to be correct.

N. J. Paschal
Am. Nat. Bank

Recorded March 17 1914
Clayton L. Lawrence
Register of Deeds