

## MORTGAGE RECORD.

This Indenture, Made this First day of May In the year of our Lord one thousand nine hundred Thirteen (1913) between Albert Becker and L. J. Becker, his wife of Lawrence in the County of Douglas and State of Kansas, of the first part, and Frank E. Banks of the second part:

WITNESSETH, That the said parties of the first part, in consideration of the sum of Five Hundred and no/100 (\$500.00) 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 part 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 number Two Hundred thirty two (232) on Ohio 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

Albert Becker and L. J. Becker, his wife do hereby covenant and agree that at the delivery hereof they are the lawful owners of the premises above granted and seised 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 Five Hundred and no/100 DOLLARS,

according to the terms of Two certain promissory note, this day executed by the said Albert Becker and L. J. Becker, his wife viz one for \$300.00 to Helen McBanks and one for \$200.00 to Frank E. Banks.

of the said part of the second part; said note being given for the sum of

Five Hundred and no/100 DOLLARS, dated May First 1913, due and payable in Five years from date thereof, with interest thereon from the date thereof until paid according to the terms of said note and coupons of 100.00 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 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 Two Hundred and no/100 DOLLARS, in some insurance company satisfactory to said mortgagee, in default whereof the said mortgagee may pay the taxes and accruing penalties, interest and costs, and insure the same at the expense of the part 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 a 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 the second part; and all sums paid by the part of the second part, of the second part for insurance, shall be due and payable or not, at the option of the part of the second part; and it shall be lawful for the part 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, appraisal hereby waived or not at the option of the part 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 part of the second part, making such sale, on demand to the said Albert Becker heirs and assigns.

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

Albert Becker [SEAL]

L. J. Becker [SEAL]

State of Kansas, Douglas County, ss.

BE IT REMEMBERED, That on this 5th day of May, A. D. 1913, before me,

A. E. Benson a Notary Public in and for said County and State, came

Albert Becker and L. J. Becker, 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 January 27th 1915 A. E. Benson Notary Public.

Filed for Record on the 5 day of May, A. D. 1913 at 9:30 o'clock A.M.

Gloyd Lawrence Register of Deeds.

Deputy.

This mortgage is endorsed on the original instrument. The release was written on the original instrument.

Recorded January 27th 1916  
Albert L. Lawrence  
Dec. 16, 1915

Coupon Form

Standard Form