

THIS INDENTURE, Made this first day of February in the year of our Lord One thousand nine hundred thirteen by and between Edwin F. Stimpson and Franc R. Stimpson of the County of Douglas and State of Kansas, parties of the first part, and W.E. Hazen; W.H. Carruth, W.E. Higgins, as Trustees under the will of Lucius H. Perkins deceased, parties of the second part,

Witnesseth: That the said parties of the first part, for and in consideration of the sum of Thirteen Hundred Dollars, to them in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged have granted bargained and sold and by these presents do Grant Bargain, sell, Convey and Confirm unto the said parties of the second part, and to their successors and assigns forever, all of the following described tracts, piece or parcel of land, lying and situate in Lawrence, County of Douglas and State of Kansas, to-wit: The North twenty-five feet of lot six (6) and the South twenty five feet of lot five (5) Block nine (9) in Babcock's Addition to the City of Lawrence, To Have and to Hold the same, with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining and all rights of homestead exemption, unto the said parties of the second part, and to their successors and assigns, forever. And the said parties of the first part 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 in the quiet and peaceable possession of said parties of the second part, their successors and assigns forever, against the lawful claims of all persons whomsoever. Provided Always, And this instrument is made, executed and delivered upon the following conditions, to-wit: First. Said Edwin F. Stimpson and Franc R. Stimpson are justly indebted unto the said parties of the second part in the principal sum of Thirteen hundred Dollars, lawful money of the United States of America, being for a loan thereof, made by the said parties of the second part to the said Edwin F. Stimpson and Franc R. Stimpson, and payable according to the tenor and effect of one certain First Mortgage Real Estate Note, numbered one, executed and delivered by the said Edwin F. Stimpson and Franc R. Stimpson, bearing date Feb 1, 1913, and payable to the order of the said W.E. Hazen W.H. Carruth, W.E. Higgins, as Trustees, five years after date, at Watkins National Bank, Lawrence, Kans. with interest thereon from date until maturity at the rate of 6 per cent. per annum, payable semi-annually on the first day of February and August in each year, and ten per cent per annum after maturity, the installments of interest being further evidenced by ten coupons attached to the said principal note, and of even date therewith, and payable to the order of said W.E. Hazen, W.H. Carruth, W. E. Higgins. Under the Will of Lucius H. Perkins, at Watkins National Bank, Lawrence, Kans. Second Said parties of the first part hereby agree to pay all taxes and assessments levied upon said premises when the same are due and insurance premiums for the amount of insurance hereinafter specified, and if not so paid the said parties of the second part or the legal holder or holders of this Mortgage, may, without

Recorded Sept 19 1921

Edwin F. Stimpson
Franc R. Stimpson
Parties of First

89.

As witness my hand and seal of office this first day of February 1913, at Lawrence, Kansas.
W. E. Higgins
Trustee of said W. E. Higgins
and W. H. Carruth, W. E. Higgins, as Trustees under the will of Lucius H. Perkins deceased.

Do witness my hand and seal of office this first day of February 1913, at Lawrence, Kansas.
W. E. Higgins
Trustee of said W. E. Higgins
and W. H. Carruth, W. E. Higgins, as Trustees under the will of Lucius H. Perkins deceased.

W. E. Higgins
Trustee of said W. E. Higgins
and W. H. Carruth, W. E. Higgins, as Trustees under the will of Lucius H. Perkins deceased.