

THIS INDENTURE, Made and executed this 24th day of May A.D. 1913 by and between A.G.Meuffels and M.O.Meuffels, his wife, and N.P.Dodge, Jr., party of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of Three Hundred twenty-two and no/100 Dollars, paid by said party of the second part the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey, unto the said party of the second part, the following described real property situate in the County of Douglas and State of Kansas, to-wit: Lot one (1) Block One (1) in Belmont, an Addition to the City of Lawrence as surveyed, platted and recorded. Subject to a first mortgage of Two hundred and seventy five and no/100 (\$275.00) running to C.E.Friend, for Lumber, together with all the tenements, hereditaments and appurtenances to the same belonging, and all the estate, title, dower, right of homestead, claims and demands whatsoever of the said party of the first part of in or to said premises or any part thereof; and said party of the first part does hereby covenant, that said party of the first part is lawfully seized of said premises, that said premises are free from incumbrance except a first mortgage as stated above and that said party of the first part will warrant and defend the title to said premises against the lawful claims and demands of all persons whomsoever.

PROVIDED ALWAYS, and these presents are upon these conditions Whereas, said party of the first part has executed and delivered to the said party of the second part one promissory note for Three hundred twenty two and no/100 payable at the regular rate of fifty cents a week and whereas the party of the first part has agreed to keep the buildings, if any, upon said premises, insured in some company or companies approved by said party of the second part, for the sum of not less than _____ Dollars and deliver to said party of the second part the policy or policies containing a clause with the loss payable to said party of the second part, or assigns, and has agreed to pay all taxes and assessments against said premises before the same, by law, become delinquent; and has agreed that if said party of the first part does not provide such insurance, or fails to pay all taxes as aforesaid, then said party of the second part or the holder hereof, may pay such insurance and taxes, or either of them, and all amounts so paid by said party of the second part shall bear interest at the rate of ten per cent per annum from the date of payment, and this mortgage shall stand as security therefor, and said sum may be added to the amount of the mortgage debt, and the same recovered as a part thereof. Now, if the said party of the first part shall well and truly pay or cause to be paid the sum of money in said note mentioned, with interest thereon according to the tenor and effect of said note and shall keep said buildings insured as aforesaid, and shall keep all taxes and assessments paid, and shall duly keep and perform all the other covenants and agreements herein contained, then these presents to be null and void. But if said sum of money or any part thereof, or any interest thereon, is not paid when the same is due or if said buildings shall not be kept insured as aforesaid, or if the taxes and

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