

Mortgage Record No. 52.

This Indenture, Made this 4th day of April in the year of our Lord nineteen hundred Thirteen, between Charles B. Lutz, a single man of Douglas in the County of Douglas and State of Kansas, of the first part, and W. L. Weismere of the second part:

WITNESSETH, That the said part 4th of the first part, in consideration of the sum of Five Thousand DOLLARS, to him duly paid, the receipt of which is hereby acknowledged, he has sold, and by these presents do he grant, bargain, sell and mortgage to the said part 4th 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:
The North East Quarter (NE 1/4) Section Thirteen (13) Township
fourteen (14) Range Nineteen (19)

with all the appurtenances, and all the estate, title and interest of the said part 4th of the first part therein. And the said Charles B. Lutz do he hereby covenant and agree that at the delivery hereof he is 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.

This Grant is intended as a Mortgage to secure the payment of the sum of Five Thousand Dollars according to the terms of and certain note this day executed and delivered by the said Charles B. Lutz to the said part 4th of the second part due in five years with five per cent interest per annum payable annually and this conveyance shall be void if such payments be made as herein specified. But if default be made in such payment, or any part thereof, or interest thereon, or the taxes, or if the insurance is not kept up thereon, then this conveyance shall become absolute, and the whole amount shall become due and payable, and it shall be lawful for the said part 4th of the second part, his executors, administrators and assigns, at any time thereafter to sell the premises hereby granted, or any part thereof, in the manner prescribed by law; and out of all the moneys arising from such sales to retain the amount then due for principal and interest, together with the cost and charges of making such sales, and the overplus, if any there be, shall be paid by the part 4th making such sale, on demand, to said Charles B. Lutz his heirs and assigns.

IN WITNESS WHEREOF, The said part 4th of the first part has hereunto set his hand and seal the day and year first above written.
Signed, Sealed and Delivered in presence of Charles B. Lutz (SEAL)
(SEAL)
(SEAL)

STATE OF KANSAS,
Douglas County } ss.
BE IT REMEMBERED, That on this 4th day of April A. D. 1913, before me, W. M. Clark a Notary Public in and for said County and State, came Charles B. Lutz, a single man to me personally known to be the same person who executed the foregoing instrument 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 May 15 1915 W. M. Clark Notary Public.
Filed for Record the 19 day of May A. D. 1913, at 8⁴⁵ o'clock 9 M.
W. L. Lawrence Register of Deeds.
Deputy.

Recorded Feb 28 1913
Estate of Northrop
at Court House
at Fort Smith
Ark.
This document is subject to the provisions of the Act of March 3, 1907, relating to the recording of mortgages.