

Mortgage Record No. 52.

This Indenture, Made this third day of September in the year of our Lord
nineteen hundred and thirteen, between E. C. Rickard and Hattie

J. Rickard, his wife, of the city of Lawrence in the County of
Douglas and State of Kansas, of the first part, and,

Augusta Hodgson of the second part:

WITNESSETH, That the said parties of the first part, in consideration of the sum of
fifteen hundred 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 party 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:

Lot number Ninety-five (95) on Kentucky street in the City of Lawrence, said
County and State.

The mortgagors agree to keep the buildings on premises insured against fire
lightning and windstorms to the extent of their insurable value, in a company or
companies approved of by this mortgagee with mortgage clause making loss payable
to said mortgagee, or her assigns, as interest may appear, and failing to do so
holder of mortgage may have same insured and the cost of so doing added to the
mortgage.

with all the appurtenances, and all the estate, title and interest of the said parties of the first part therein. 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 defeasible estate of inheritance therein, free and clear of all incumbrances save and except
a mortgage for \$1000 dated 29th August 1913 made by the said
Augusta Hodgson to Hugh Blair. The Grant is intended as a Mortgage to secure the payment of the sum of

according to the terms of one certain note this day executed

and delivered by the said

Parties of the first part

Royable two years after date with interest thereon according to
the terms of said note and coupons thereto attached

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 there-
of, 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 party of the second part, her executors, adminis-
trators 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 party making such sale, on demand, to said

Parties of the first part their heirs and assigns.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seals the day and
year first above written.

Signed, Sealed and Delivered in presence of

Hugh Blair

E. C. Rickard
Hattie J. Rickard

STATE OF KANSAS,

Douglas County ss.

BE IT REMEMBERED, That on this 3rd day of Sept A. D. 1913, before me,

Hugh Blair Notary Public in and for said County and State, came
E. C. Rickard and Hattie J. Rickard, his wife,

to me personally known to be the same
persons 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 28th Decr 1913

Hugh Blair

Notary Public.

Filed for Record the 5th day of Sept A. D. 1913 at 3⁰² o'clock P. M.

Floyd L. Lawrence Register of Deeds.
R. M. M. Connell Deputy.

This document is subject to the original instrument.

This note having been paid in full, this mortgage is hereby released and the same thereby created discharged. As witness my hand this 10th day of September, 1914.

Recorded March 29, 1915

Floyd L. Lawrence

Register of Deeds.

Geo. B. Mangel

Deputy

This document is subject to the original instrument.

Recorded July 19, 1915

Floyd L. Lawrence

Register of Deeds.

R. M. M. Connell

Deputy.