

Mortgage Record No. 52.

This Indenture, Made this Seventh day of May in the year of our Lord
nineteen hundred and fourteen.

between E. W. Sellards, Winnie Sellards, husband and wife of Lawrence
Douglas and State of Kansas, of the first part, and

C. E. Friend of the second part:

WITNESSETH, That the said part us of the first part, in consideration of the sum of
Five hundred (\$500.00) DOLLARS,

to us 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 y 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 East one-half (E. 1/2) of Lot #4, and the East one-half (E. 1/2) of Lot #5, Block two (2),
University Place an addition to the City of Lawrence, Kansas.

(Subject to two mortgages as follows: one for two hundred and fifty (\$250.00)
Dollars on Lot #5 recorded in Book 49, page 653, office of Register of Deeds, Douglas
County, and one for One Thousand (\$1000.00) Dollars dated May 6th, 1914, on East One-
half (E. 1/2) of Lot #4, payable to Julia F. Nicholson.)

with all the appurtenances, and all the estate, title and interest of the said part us of the first part therein. And the said

parties of the first part do hereby covenant and agree that at the delivery hereof E. W. Sellards 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

except as above stated

This Grant is intended as a Mortgage to secure the payment of the sum of
Five hundred (\$500.00) Dollars

according to the terms of one certain promissory note this day executed

and delivered by the said parties of the first part to the said part y of the second part

payable 18 months after date with interest at the rate of seven per
cent per annum

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 part y of the second part his 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 surplus, if any there be, shall be paid by the part y making such sale, on demand, to said

E. W. Sellards his heirs and assigns, insurance above mentioned to be payable
in cash to the parties of the second part, as this instrument may require

IN WITNESS WHEREOF, The said part us of the first part have hereunto set their hand and seal the day and
year first above written.

Signed, Sealed and Delivered in presence of

E. W. Sellards (SEAL)

Winnie Sellards (SEAL)

(SEAL)

STATE OF KANSAS,
Douglas County } ss.

BE IT REMEMBERED, That on this 9th day of May A. D. 1914, before me,

The undersigned a Notary Public in and for said County and State, came
E. W. Sellards and Winnie Sellards

to me personally known to be the same
person I 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 January 26th 1917

Raymond F. Rice Notary Public.

Filed for Record the 9th day of May

A. D. 1914, at 4:56 o'clock P. M.

Floyd L. Lawrence Register of Deeds.

Geo. L. Metzger Deputy.

This mortgage is subject to the mortgage in Book 49, page 653, recorded in the office of the Register of Deeds, Douglas County, Kansas, dated May 6th, 1914.

C. E. Friend

Recorded May 20th 1914

Floyd L. Lawrence
Register of Deeds

Geo. L. Metzger