

Mortgage Record.

This Indenture, Made this First day of August in the year of our Lord one thousand nine hundred and thirteen (1913) between Hannah Richardson, a widow of Lawrence in the County of Douglas and State of Kansas, of the first part, and

Clara M. Richardson of the second part:
WITNESSETH, That the said party of the first part, in consideration of the sum of Eight hundred twenty-five and no/100 (\$ 825.00) DOLLARS to her 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:
Beginning on the South line of Berkeley street at a point where it intersects the West line of Maine street, produced South, thence South along said West line of Maine street, produced, 100 feet; for a point of beginning; thence west 117 feet, thence South 50 feet, thence East 117 feet to the west line of Maine street produced; thence North along Maine street produced 50 feet to the point of beginning, all in Northeast quarter (1) of section thirty six (36) Township Twelve (12) Range Nineteen (19) being now lot (3) Number three in Block Number twenty-eight (28) in Quivera Place, an Addition to the City of Lawrence,

with the appurtenances, and all the estate, title and interest of the said party of the first part therein. And the said Hannah Richardson do hereby covenant and agree that at the delivery hereof, she 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, and that no warrant and defend the same against all claims whatsoever. This grant is intended as a Mortgage to secure the payment of the sum of Eight Hundred twenty-five dollars DOLLARS, according to the terms of one promissory note, this day executed by the said Hannah Richardson

to the said party of the second part; and as being given for the sum of Clara M. Richardson DOLLARS, dated August 1st, 1913, and payable in one year from date thereof, with interest thereon from the date thereof until paid according to the terms of said note, and in and under said mortgage thereto attached, and as herein specified, and the said part of the first part hereby agrees to pay all taxes and assessments on the premises before penalties or costs shall accrue on account thereof, and to keep the said premises insured in favor of said mortgagee in the sum of one DOLLARS, in some insurance company satisfactory to said mortgagee, in default whereof the said mortgagee may pay the taxes and accruing penalties, interests and costs, and insure the same at the expense of the part of the first part, and the expense of such taxes and accruing penalties, interest and costs and insurance, shall, from the payment thereof, be and become an additional lien under this mortgage upon the premises and shall be paid out of the proceeds of the sale of the premises. But if default be made in such payment, or any part thereof or interest thereon or the taxes assessed on said premises or if the insurance is not kept up thereon, then this conveyance shall become absolute, and the whole principal and interest of the mortgage shall be due and payable by the part of the second part, and all sums paid by the part of the second part for insurance, shall be due and payable and, at the option of the part of the first part, and it shall be lawful for the part of the second part, her executors, administrators or 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 sale to retain the amount then due on principal and interest together with the costs and charges of making such sale, and the overplus, if any there be, shall be paid by the part of the second part, making such sale, on demand, to the said Hannah Richardson, her heirs and assigns within.

IN TESTIMONY WHEREOF, The said party of the first part has hereto set her hand and seal of the day and year last above written. all interlineations and erasures made before signing.
Signed, sealed and delivered in presence of Hannah Richardson (SEAL.)

STATE OF KANSAS, Douglas County ss.
BE IT REMEMBERED, That on this 1st day of August A. D. 1913, before me, Frank C. Banks, a Notary Public in and for said County and State, came Hannah Richardson, a widow to me personally known to be the same person, who executed the foregoing instrument of writing, 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 November 8 1914. Frank C. Banks Notary Public.
This instrument was filed for record on the 5 day of Aug A. D. 1913, at 9 o'clock 9 M.
By R. M. McConell Deputy.
Clara M. Richardson (SEAL.)
Register of Deeds

Recorded July 3 1914
Hoyd L. Lawrence
Register of Deeds

This instrument is returned on the original instrument and the note herein described, and have been paid in full, this mortgage is hereby released and the lien hereby created discharged. As witness my hand this 5th day of August, 1913.