Mortgage Record.

This Indenture, Made this 24th day of Sept. in the year of our Lord one thousand nine hundred thirteen, between The Hosford Investment & Mortgage Company of Lawrence, in the County of Douglas and State of Kansas, of the first part, and Clyde Knox of the second part:

WITNESSETH, That the said party of the first part, in consideration of the sum of One Thousand ($1,000.00) dollars and No/100 DOLLARS to it duly paid, the receipt of which is hereby acknowledged, has sold, and by these presents does grant, bargain, sell and mortgage to the said party 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:

Lot No. Six (6) in Block No. Twenty-three (23) in Sinclair's Addition to the City of Lawrence, Douglas County, Kansas.

with the appurtenances, and all the estate, title and interest of the said party of the first part therein. And the said Party of the first part does 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 indefeasible estate of inheritance therein, free and clear of all incumbrances, and that it will warrant and defend the same against all claims whatsoever. This grant is intended as a Mortgage to secure the payment of the sum of One Thousand DOLLARS, according to the terms of One certain promissory note this day executed by the said Party of the first part to the said party of the second part; said note being given for the sum of One thousand DOLLARS, dated Sept. 24, 1913, due and payable in three years from date thereof, with interest thereon from the date thereof until paid according to the terms of said note and Six coupons of $30.00 dollars each thereto attached. And this conveyance shall be void if such payment be made as in said note and coupons thereto attached, and as hereinafter specified. And the said party of the first part hereby agrees to pay all taxes assessed on said premises before any 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 Thousand 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 above described premises, and shall bear interest at the rate of 10 per cent. per annum. 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 of said note and interest thereon, and all taxes and accruing penalties and interest and costs thereon remaining unpaid or which may have been paid 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 or not, at the option of the part of the second part; and it shall be lawful for the part of the second part, his executors, administrators or assigns, at any time thereafter, to sell the premises hereby granted, or any part thereof, in the manner prescribed by law, appraisement hereby waived or not, at the option of the part of the second part, his executors, administrators or assigns, and out of all the moneys arising from such sale to retain the amount then due or to become due according to the conditions of this instrument, together with the costs and charges of making such sale, and the overplus, if any there be, shall be paid by the part making such sale, on demand, to the said heirs and assigns.

IN TESTIMONY WHEREOF, The said party of the first part has hereunto set its hand and seal the day and year last above written.

Signed, sealed and delivered in presence of

(Corp. Seal)

The Hosford Investment & Mortgage Company
By C. B. Hosford, President (SEAL.)
By Arthur Spaulding, Secretary (SEAL.)

STATE OF KANSAS, } ss.
Douglas County

BE IT REMEMBERED, That on this 24th day of Sept. A. D. 1913, before me, the undersigned, a Notary Public in and for said County and State, came C. B. Hosford Pres. and Arthur Spaulding, Sec. of the Hosford Investment & Mortgage Co., to me personally known to be the same persons 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.

LS

C. N. Spare
Notary Public.

My commission expires Nov. 16th 1913

This instrument was filed for record on the 8 day of Oct. A. D. 1913, at 11:05 o'clock A. M.

Floyd L. Lawrence
Register of Deeds.

By Geo. C. Nozil Deputy.

(The following is endorsed on the original instrument.)

The note herein described and secured by this mortgage has been paid in full and the same is hereby released and satisfied this 1st day of February, A. D. 1916

Clyde H. Knox

Witness my hand and seal of office this 1st day of February, A. D. 1916

Geo. C. Nozil
Deputy Register of Deeds

Recorded March 11 1916

Floyd L. Lawrence
Register of Deeds