

## Mortgage Record.

This Indenture, Made this Tiget day of April in the year of our Lord one thousand nine hundred and thirteen, between Raymond Frank Edwards of Lawrence in the County of Douglas and State of Kansas, of the first part, and President of the Board of Trustees of Kansas Realty Meeting of Society of Friends & Corporate Body of the second part:

WITNESSETH, That the said party of the first part, in consideration of the sum of Fifteen Hundred DOLLARS to him duly paid, the receipt of which is hereby acknowledged, had 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: South Ten (10) feet of Lot No. Ten (10) all of Lot No. Twelve (12) and North Five (5) feet of Lot Number Fourteen (14) all on Chouteau Island situated in the City of Lawrence, Kansas.

with the appurtenances, and all the estate, title and interest of the said party of the first part therein. And the said Raymond Frank Edwards do 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, and that he 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

Fifteen Hundred DOLLARS, according to the terms of One certain promissory note, this day executed by the said Raymond Frank Edwards

to the said party of the second part; said note being given for the sum of Fifteen Hundred DOLLARS, dated April 1 1913, due and payable in Three year S. from date thereof,

with interest thereon from the date thereof until paid according to the terms of said note and six coupons of forty five 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

Fifteen Hundred 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 party 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 party of the second part, and all sums paid by the party of the second part for insurance, shall be due and payable or not, at the option of the party of the first part, and it shall be lawful for the party 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 party 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 party of the first part, making such sale, on demand, to the said Raymond Frank Edwards, heirs and assigns.

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

Signed, sealed and delivered in presence of

Raymond Frank Edwards (SEAL)  
(SEAL)

STATE OF KANSAS,

Douglas County } ss.

BE IT REMEMBERED, That on this 26 day of May A. D. 1913, before me, John M. Newlin, a Notary Public in and for said County and State, came Raymond Frank Edwards

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 March 10 1915

This instrument was filed for record on the 28th day of Oct,

A. D. 1913, at 300 o'clock P. M.

Floyd L. Lawrence Register of Deeds.  
By Geo. B. Witzel Deputy.

This document is subject to the provisions of the Act of March 19, 1913, Chapter 101, Laws of Kansas, which provides that any mortgage not recorded within the time specified in said Act shall be void.