

Mortgage Record.

This Indenture, Made this 30th day of Oct. in the year of our Lord one thousand nine hundred Thirteen, between Elizabeth E. Epley & C. A. Epley her husband of Lawrence in the County of Douglas and State of Kansas, of the first part, and

The Citizens State Bank Lawrence Kansas of the second part:

WITNESSETH, That the said part us of the first part, in consideration of the sum of Twenty-seven hundred and no/100 DOLLARS to them duly paid, the receipt of which is hereby acknowledged, have we sold, and by these presents do we grant, bargain, sell and mortgage to the said part us of the second part, its 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 sixteen (16) New Hampshire Street, in the City of Lawrence Kansas.

with the appurtenances, and all the estate, title and interest of the said part us of the first part therein. And the said said parties of the first part do hereby covenant and agree that at the delivery hereof, they are the lawful owner S of the premises above granted and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances, and that they 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

Twenty-seven hundred DOLLARS, according to the terms of a certain promissory note - this day executed by the said

parties of the first part to the said part us of the second part; said note being given for the sum of Twenty-seven Hundred and no/100 DOLLARS, dated Oct. 30th, 1913, due and payable in 5 year S from date thereof,

with interest thereon from the date thereof until paid according to the terms of said note and 10 coupons of 94.58 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 part us of the first part hereby agree 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

at least Twenty-seven 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 part us 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 us of the second part, and all sums paid by the part us of the second part for insurance, shall be due and payable or not, at the option of the part us of the second part; and it shall be lawful for the part us of the second part, its 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 us of the second part, its 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 us making such sale, on demand, to the said its heirs and assigns.

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

Signed, sealed and delivered in presence of

Jennie Matt

Elizabeth E. Epley (SEAL.)
C. A. Epley (SEAL.)

STATE OF KANSAS,
Douglas County } ss.

BE IT REMEMBERED, that on this 30th day of October A. D. 1913

before me, Jennie Matt a Notary Public

in and for said County and State, came Elizabeth E. Epley & C. A. Epley her husband

to me personally known to be the same person S 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 30th May, 1916 Notary Public.
This instrument was filed for record on the 5th day of Nov. A. D. 1913, at 4:30 o'clock P. M.

Hynd L. Lawrence Register of Deeds.
By E. B. Wight Deputy.

(The following is believed to be the correct transcription of the original instrument as it appears in the original record book, and is hereby certified to be correct.)
 Recorded Sept 1913
 Filed at Lawrence
 E. B. Wight
 Register of Deeds
 City of Lawrence
 Citizens State Bank
 By C. A. Epley
 Elizabeth E. Epley
 C. A. Epley
 W. B. Spaulding
 Attorney