

Mortgage Record.

This Indenture, Made this Twenty first day of November in the year of our Lord one thousand nine hundred and Nineteen, between E. W. Sellards & Winnie Sellards (his wife) of Lawrence, in the County of Douglas and State of Kansas, of the first part, and President of Board Trustees Kansas City Trusting of Friends, a corporate body of the second part:

WITNESSETH, That the said part 1st of the first part, in consideration of the sum of Fifteen hundred DOLLARS to them duly paid, the receipt of which is hereby acknowledged, have well sold, and by these presents do — grant, bargain, sell and mortgage to the said part 2d 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. Eight (8) Block Eight (8) in University Place and addition to the City of Lawrence, Douglas County, Kansas

with the appurtenances, and all the estate, title and interest of the said part 1st of the first part therein. And the said E. W. Sellards & Winnie Sellards do — hereby covenant and agree that at the delivery hereof they are the lawful owner 3d 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 Fifteen hundred DOLLARS,

according to the terms of one certain promissory note 7 this day executed by the said E. W. Sellards & Winnie Sellards to the said part 2d of the second part; said note being given for the sum of Fifteen hundred DOLLARS,

dated November 21 - 1913, due and payable in Five year 5 from date thereof, with interest thereon from the date thereof until paid according to the terms of said note and ten coupons of Twenty 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 part 1st 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 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 part 1st 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 2d of the second part, and all sums paid by the part 2d of the second part for insurance, shall be due and payable or not, at the option of the part 2d of the second part; and it shall be lawful for the part 2d 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 2d 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 2d making such sale, on demand, to the said E. W. Sellards heirs and assigns.

IN TESTIMONY WHEREOF, The said part 1st of the first part have well hereunto set their hands and seal — the day and year last above written.

Signed, sealed and delivered in presence of

E. W. Sellards (SEAL.)
Winnie Sellards (SEAL.)

STATE OF KANSAS, } ss.
Douglas County

BE IT REMEMBERED, That on this 20th day of Jan A. D. 1914, before me Asst. Undersecretary, a Notary Public

in and for said County and State, came E. W. Sellards & Winnie Sellards, his wife 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 Nov. 16th 1915 Notary Public.
This instrument was filed for record on the 22 day of Jan, A. D. 1914 at 555 o'clock A.M.

By Geo. C. Nicks Deputy.

Recorded August 13, 1913.

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