

Mortgage Record.

This Indenture, Made this second day of March in the year of our Lord one thousand nine hundred and fourteen, between C. B. Sandus and Nellie M. Sandus his wife of Laurinice in the County of Douglas and State of Kansas, of the first part, and

Fidelity Trust Co., Kansas City, Mo. of the second part:
WITNESSETH, That the said part us of the first part, in consideration of the sum of Twenty hundred DOLLARS to have duly paid, the receipt of which is hereby acknowledged, have all sold, and by these presents do 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:

The South-east quarter of Section Thirty-one (31), Township Thirteen (13), Range Nineteen (19), less six acres south of Public Road.

with the appurtenances, and all the estate, title and interest of the said part us of the first part therein. And the said C. B. Sandus and Nellie M. Sandus 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 hundred DOLLARS,

according to the terms of their certain promissory note this day executed by the said C. B. Sandus and Nellie M. Sandus to the said part us of the second part; said note being given for the sum of Twenty hundred DOLLARS, dated March, 2, 1914, due and payable in five years from date thereof,

with interest thereon from the date thereof until paid according to the terms of said note and ten coupons of sixty 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 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, interests 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 of the mortgage 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, to sell the premises hereby granted, or any part thereof, in the manner prescribed by law, appraisement hereby waived or not, 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 any time thereafter, to sell the premises hereby granted, or any part thereof, in the manner 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