

Mortgage Record.

This Indenture, Made this Sixteenth day of March in the year of our Lord one thousand nine hundred and fourteen, between Carl J. Hungzicker and Edith Hungzicker (wife) of Laurance in the County of Douglas and State of Kansas, of the first part, and Julia F. Nicholson of the second part:

WITNESSETH, That the said parties of the first part, in consideration of the sum of One thousand DOLLARS to them duly paid, the receipt of which is hereby acknowledged, have sold, and by these presents do grant, bargain, sell and mortgage to the said part of the second part, her 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) Block Fourteen (14) Lane Place Addition to the City of Lawrence Douglas County, Kansas.

with the appurtenances, and all the estate, title and interest of the said part of the first part therein. And the said Carl J. Hungzicker and Edith Hungzicker 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

One thousand DOLLARS, according to the terms of one certain promissory note this day executed by the said Carl J. Hungzicker and Edith Hungzicker

to the said part of the second part; said note being given for the sum of One thousand DOLLARS, dated March 16, 1914, 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 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 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

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, 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 part thereof or interest thereon or the taxes assessed on said premises, and all taxes and accruing penalties and interest and costs become absolute, and the whole principal of said note and interest thereon, and all sums paid by the part of the second part of the second part, shall be due and payable by the part of the second part, and it shall be lawful for the part of the second part, her 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, her 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 of the second part, making such sale, on demand, to the said Carl J. Hungzicker heirs and assigns.

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

Signed, sealed and delivered in presence of

STATE OF KANSAS,
Douglas County } ss.

BE IT REMEMBERED, That on this 16 day of March, A. D. 1914, before me, John M. Newlin, a Notary Public

in and for said County and State, came Carl J. Hungzicker and Edith Hungzicker 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 Notary Public.

This instrument was filed for record on the 17th day of March, A. D. 1914, at 10:30 o'clock A. M.

By Lloyd Lawrence Register of Deeds.
Geo. C. Taylor Deputy.

The foregoing is a true and correct copy of the original instrument as the same bears record in the office of the Register of Deeds of Lawrence, Kansas, this 19th day of March, A. D. 1914. As witness my hand this 19th day of March, A. D. 1914.

Recorded June 19, 1914
Estelle Norrhaug
Register of Deeds
Lawrence, Mo.