

Mortgage Record.

This mortgage is subject to the original instrument with this mortgage is hereby released and the same shall be discharged. As witness my hand and seal of office this 13th day of March, A. D. 1914.

This Indenture, Made this 13th day of March in the year of our Lord one thousand nine hundred and fourteen, between Henry G. Piffert and Emma Piffert, his wife of Baldwin in the County of Douglas and State of Kansas, of the first part, and John Conrad Piffert of the second part:

WITNESSETH, That the said part us of the first part, in consideration of the sum of Three Thousand (\$3000.00) 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 you 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:

The East one half (1/2) of the Southeast Quarter (1/4) of Section Thirty-two (32) Township 5 North, Range 17 West.

with the appurtenances, and all the estate, title and interest of the said part us of the first part therein. And the said Henry G. Piffert and Emma Piffert do hereby covenant and agree that at the delivery hereof they are the lawful owners 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 Three Thousand (\$3000.00) DOLLARS,

according to the terms of one certain promissory note in this day executed by the said Henry G. Piffert and Emma Piffert to the said part you of the second part; said note being given for the sum of Three Thousand (\$3000.00) DOLLARS, dated March 5th 1914, due and payable in ten year 1 from date thereof,

with interest thereon from the date thereof until paid according to the terms of said note and ten coupons of 100.00 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, interest 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 you 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, 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 us 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 over- plus, if any there be, shall be paid by the part you making such sale, on demand, to the said Henry G. Piffert, his 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 Henry G. Piffert (SEAL) Emma Piffert (SEAL)

STATE OF KANSAS, Douglas County } ss.

BE IT REMEMBERED, That on this 13th day of March A. D. 1914, before me, W. M. Clark, a Notary Public in and for said County and State, came Henry G. Piffert and Emma Piffert, his wife to me personally known to be the same persons 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 May 15 1915 W. M. Clark Notary Public. This instrument was filed for record on the 23 day of March A. D. 1914, at 5 o'clock P. M. Floyd L. Lawrence Register of Deeds.

Recorded - Oct. 17 - 1914  
Estelle Marchbanks  
Register of Deeds  
Jimmie Sporn  
Deputy

OFFICE RECORDING - REGISTER OF DEEDS, KANSAS  
November 21, 1918 - 190  
\$ 415.00  
B. P. Gault & W. M. Clark, to wife, the within named Mortgagee.  
Recorded - Dec. 29, 1918