

Mortgage Record.

This Indenture, Made this 20th day of April in the year of our Lord one thousand nine hundred Fourteen, between Florence A. Biggs, a widow of Lawrence in the County of Douglas and State of Kansas, of the first part, and

Citizens State Bank, Lawrence, Kansas of the second part:

WITNESSETH, That the said party y of the first part, in consideration of the sum of

Four hundred Fifty DOLLARS to her duly paid, the receipt of which is hereby acknowledged, has sold, and by these presents does grant, bargain, sell and mortgage to the said part y 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:

Beginning at the Southwest corner of West half (1/2) of Southwest quarter (1/4) of Block Nine (9), three running east one hundred fifty (150) feet, thence running north one hundred thirty-five (135) feet, thence running West one hundred fifty (150) feet, thence running South one hundred thirty-five (135) feet, to the place of beginning formerly known as north Lawrence, in Douglas County, Kansas

with the appurtenances, and all the estate, title and interest of the said part y of the first part therein. And the said party y of the first part has hereby covenant and agree that at the delivery hereof, she is the lawful owner of the premises above granted and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances, and that she 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

Four hundred fifty DOLLARS,

according to the terms of a certain promissory note this day executed by the said

party y of the first

to the said part y of the second part; said note being given for the sum of

Four hundred fifty DOLLARS,

dated April 20th 1914, due and payable in three year 3 from date thereof,

with interest thereon from the date thereof until paid according to the terms of said note and six coupons of \$13.50 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 y 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

Five hundred Five to Five hundred Some do 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 y 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 y of the second part, and all sums paid by the part y of the second part for insurance, shall be due and payable or not, at the option of the part y of the second part; and it shall be lawful for the part y 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 y 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 y making such sale, on demand, to the said heirs and assigns.

IN TESTIMONY WHEREOF, The said part y of the first part has hereunto set her hand and seal

the day and year last above written.

Signed, sealed and delivered in presence of

Florence A. Biggs (SEAL)

(SEAL)

STATE OF KANSAS,

Douglas County } ss.

BE IT REMEMBERED, That on this 20 day of April A. D. 1914,

before me, the undersigned, a Notary Public

in and for said County and State, came Florence A. Biggs, a widow

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 11 1916 Arthur M. Spalding Notary Public.

This instrument was filed for record on the 21st day of April A. D. 1914 at 9:10 o'clock A. M.

By Geo. L. Lawrence Register of Deeds.

Geo. L. Mifflin Deputy.

Received July 17 1918
 Estelle Northrup
 Citizens State Bank
 Lawrence, Kansas
 E. W. Spaulding
 Clerk
 This instrument is hereby released and the same is hereby acknowledged by the parties thereto and the same is hereby recorded in the office of the Register of Deeds of the County of Douglas, State of Kansas, on the 21st day of April, A. D. 1914.