

## Mortgage Record.

This Indenture, Made this 13 day of April in the year of our Lord one thousand nine hundred fourteen, between E. J. Lester & Minnie C. Lester, his wife of Shall in the County of Douglas and State of Kansas, of the first part, and State Bank of Leecompton, Leecompton, Kansas of the second part:

WITNESSETH, That the said parties of the first part, in consideration of the sum of Three Hundred and no/100 DOLLARS to them duly paid, the receipt of which is hereby acknowledged, have now sold, and by these presents do grant, bargain, sell and mortgage to the said party 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 Twenty Five (25) rods south of the N. W. cor. of N. E. Quarter of Section Thirty, one (3), Townships Twelve (12), Range Eighteen (18), South Five (5) rods; East Seventeen (17) rods six (6) feet; North Five (5) rods; West Seventeen (17) rods six (6) feet; To beginning, being one-half acre more or less.

with the appurtenances, and all the estate, title and interest of the said part do of the first part therein. And the said Edw. Lester & Minnie C. Lester, his wife 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 claim whatsoever. This grant is intended as a Mortgage to secure the payment of the sum of \_\_\_\_\_

Three hundred ..... DOLLARS.  
 according to the terms of their certain promissory note—this day executed by the said .....

to the said part 4 of the second part: said note being given for the sum of.....

Three hundred and no. 00 DOLLARS  
 dated April 13, 1914, due and payable in Three, year. P. from date thereof

with interest thereon from the date thereof until paid according to the terms of said note and 6 coupons of 12.00 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 100.00 of the first part hereby agree to 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 against fire, lightning, theft, and all other risks, and to pay the premiums thereon, and to pay the taxes and accruing penalties on the same, and to insure the same at the expense of the part 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 upon 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 of the second part, and all sums paid by the part of the second part for insurance, shall be due, and payable or not, at the option of the part of the second part; and it shall be lawful for the part of the second part, as 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 being waived or not, at the option of the part of the second part, as executors, administrators or assigns, and out of all the moneys arising from such sale to retain the amount there 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 making such sale, on demand, to the said first parties heirs and assigns.

IN TESTIMONY WHEREOF, The said parties 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

E. J. Seister.....(SEAL)  
Minnie C. Seister.....(SEAL)

STATE OF KANSAS, }  
*Douglas* County } ss.

BE IT REMEMBERED, That on this 13 day of April A. D. 1914  
before me Zella N. Slitt, a Notary Public

in and for said County and State, came E. J. Seiter 45 Minnie C. Seiter  
his wife  
to me personally known to be the same person, J. 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 Feb 10 1918

This instrument was filed for record on the 22 day of April

By Geo. L. Wetherill Deputy