

Mortgage Record.

This Indenture, Made this 15th day of May in the year of our Lord one thousand nine hundred 1914, between G. W. Goff and Mary Goff his wife of Alfred in the County of Douglas and State of Kansas, of the first part, and

Louisa P. Johnst of the second part:

WITNESSETH, That the said part us of the first part, in consideration of the sum of Five hundred (\$500.00) and no/100 DOLLARS to them duly paid, the receipt of which is hereby acknowledged, have we sold, and by these presents do grant, bargain, sell and mortgage to the said part you 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:

Four acres in a square form in the Southeast corner of the South West Quarter (14) of Section No. Ten (10) Township No. Fourteen (14), Range No. Eighteen (18) in Douglas County, Kansas together with all buildings & improvements thereon

with the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said G. W. Goff and Mary Goff 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 claims whatsoever. (This grant is intended as a Mortgage to secure the payment of the sum of Five hundred (\$500.00) DOLLARS,

according to the terms of certain promissory note this day executed by the said G. W. Goff and Mary Goff his wife to the said part you of the second part; said note being given for the sum of Five hundred (\$500.00) DOLLARS,

dated May 15, 1914, due and payable in three year S. from date thereof, with interest thereon from the date thereof until paid according to the terms of said note and 6 coupons of Twenty 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 parties 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 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 parties 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 parties of the first part, shall be due and payable on the date of the second part for insurance, shall be due and payable or not, at the option of the parties of the second part; and it shall be lawful for the parties 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 parties 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 parties of the first part, making such sale, on demand, to the said G. W. Goff heirs and assigns.

IN TESTIMONY WHEREOF, The said part us of the first part have hereunto set their hand and seal of 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 26 day of May A. D. 1914, before me, L. E. Hoover a Notary Public in and for said County and State, came G. W. Goff and Mary Goff his wife 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 May 12, 1918 Notary Public.
This instrument was filed for record on the 10th day of July A. D. 1914 at 2:35 o'clock P. M.
Floyd A. Lawrence Register of Deeds.

By L. E. Hoover Deputy.

Recorded - Jan 3rd 1915
Estelle D. Williams
Deputy

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Deputy

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