

Mortgage Record.

This Indenture, Made this 31st day of August in the year of our Lord one thousand nine hundred fourteen, between Edward E. Pearson and Frances W. Pearson, his wife of Laurance in the County of Douglas and State of Kansas, of the first part, and

Eben Baldwin of the second part:

WITNESSETH, That the said part 1st of the first part, in consideration of the sum of Three hundred 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 2^d 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:

Lot number Seventy-three (73) in Block number Eighteen (18) in that part of the City of Laurance known as West Laurance.

with the appurtenances, and all the estate, title and interest of the said part 1st of the first part therein. And the said Edward E. Pearson and Frances W. Pearson do hereby covenant and agree that at the delivery hereof, they are 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 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 hundred DOLLARS,

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

Edward E. Pearson and Frances W. Pearson

to the said part 2^d of the second part; said note being given for the sum of

Three hundred DOLLARS,

dated August 31st 1914, due and payable in five year 2^d from date thereof,

with interest thereon from the date thereof until paid according to the terms of said note and ten coupons of \$2.00 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 1st 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

Three 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 part 1st 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 1st of the second part, and all sums paid by the part 1st of the second part for insurance, shall be due and payable or not, at the option of the part 1st of the second part; and it shall be lawful for the part 1st 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 1st 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 overplus, if any there be, shall be paid by the part 1st making such sale, on demand, to the said Edward E. Pearson, his heirs and assigns.

IN TESTIMONY WHEREOF, The said part 1st 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

Edward E. Pearson (SEAL.)

Frances W. Pearson (SEAL.)

STATE OF KANSAS,
Douglas County } ss.

BE IT REMEMBERED, That on this 31st day of August A. D. 1914, before me, J. H. Mitchell, a Notary Public

in and for said County and State, came

Edward E. Pearson and Frances W. Pearson, his wife

to me personally known to be the same person 2^d 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 17th, 1915 Sept. Notary Public.

This instrument was filed for record on the 1st day of Sept. A. D. 1914, at 2³⁰ o'clock P. M.

Hyatt Lawrence Register of Deeds.

By Quab Neigel Deputy.

The following is endorsed on the original instrument.
The note herein described having been paid in full, this mortgage is hereby released and the lien thereby created discharged.

Witness my hand this 31st day of July A. D. 1917
Charles J. Baldwin State Administrator, Chas. Baldwin State

Attest:

Register of Deeds

Recorded July 24th 1917
Hyatt Lawrence Register of Deeds

Deputy