

## Mortgage Record.

This Indenture, Made this 1st day of September in the year of our Lord one thousand nine hundred fourteen, between John F. Morgan, widower of Douglas, in the County of Kansas and State of Kansas, of the first part, and

Ed. Anderson of the second part:

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

Nine Hundred DOLLARS to him duly paid, the receipt of which is hereby acknowledged, he has sold, and by these presents do sell grant, bargain, sell and mortgage to the said part 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 Southwest quarter (1/4) of the Southwest quarter (1/4) Section Four; Also the Southwest quarter (1/4) of Northwest quarter (1/4) of Southwest quarter (1/4) said section Four (1/4); Also the acres described as follows: Beginning at the Northwest corner of Northwest quarter (1/4) of Section Nine (9), thence East 40 rods, thence South 20 rods, thence West 40 rods, thence North 20 rods to beginning in said Northwest quarter (1/4) Section 9, All in Township Twelve (12), Range Twenty (20) East of 6th P.M. in Douglas County, Kansas.

with the appurtenances, and all the estate, title and interest of the said part of the first part therein. And the said

John F. Morgan does hereby covenant and agree that at the delivery hereof he 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 he 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

Nine Hundred DOLLARS,

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

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

Nine Hundred DOLLARS,

dated September 1, 1914, due and payable in one & one half year from date hereof,

with interest thereon from the date thereof until paid according to the terms of said note and coupons of one month 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 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

at least Nine 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 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 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, 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 of the second part, 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 making such sale, on demand, to the said John F. Morgan heirs and assigns.

IN TESTIMONY WHEREOF, The said part of the first part has hereunto set his hand and seal 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 1st day of September A. D. 1914,

before me, The Undersigned, a Notary Public

in and for Douglas County and State, came John F. Morgan, unmarried

to me personally known to be the same person who executed the foregoing instrument of writing,

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 Dec 23 1918 Notary Public.

This instrument was filed for record on the 14th day of September A. D. 1914 at 3:15 o'clock P.M.

Floyd L. Lawrence Register of Deeds.

By Geo. B. Metzel Deputy.

Recorded March 8 1916 5.900  
John F. Morgan  
Ed. Anderson  
Floyd L. Lawrence  
Geo. B. Metzel  
Register of Deeds

(Seal)

John F. Morgan (SEAL)  
Ed. Anderson (SEAL)

Recorded Dec 30th 1915  
 This instrument is entered on the official instrument book in book released and the