

Mortgage Record.

This Indenture, Made this first day of October in the year of our Lord one thousand nine hundred and fifteen between Chas. H. Wells & Martha E. Wells, his wife of the County of Douglas and State of Kansas, of the first part, and

Watkins Natl Bank of Lawrence, Kans of the second part:

WITNESSETH, That the said parties of the first part, in consideration of the sum of Five hundred sixty five and no/100 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 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:

Sec 12 of the South West (14) one quarter of Section (2) Two Townships (14) Fourteen, Range (19) Nineteen East 2 acres,

with the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said Chas. H. Wells & Martha E. Wells 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

Five hundred sixty five and no/100 DOLLARS, according to the terms of one certain promissory note, this day executed by the said Chas. H. Wells & Martha E. Wells

to the said party of the second part; said note being given for the sum of Five hundred sixty five and no/100 DOLLARS, dated Oct. 1, 1915, due and payable in five year 3, from date thereof;

with interest thereon from the date thereof until paid according to the terms of said note and 1.0 coupons of 2.25 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

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 second part, and all sums paid by the parties 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, 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 parties 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 parties of the first part, making such sale, on demand, to the said Chas. H. Wells & Martha E. Wells heirs and assigns.

IN TESTIMONY WHEREOF, The said parties of the first part have hereunto set their hand and seal, this day and year last above written.

Signed, sealed and delivered in presence of

Chas. H. Wells (SEAL.)
Martha E. Wells (SEAL.)

STATE OF KANSAS California ss.
Los Angeles County

BE IT REMEMBERED, That on this 20th day of October A. D. 1915 before me, Minnie L. Clayton, a Notary Public in and for said County and State, came Chas. H. Wells & Martha E. Wells

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 Jan. 27, 1919 Notary Public.
This instrument was filed for record on the 10th day of Nov A. D. 1915, at 9:45 o'clock A.M.

Howard Lawrence Register of Deeds.
By Geo. L. Hight Deputy.

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the first part, and
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DOLLARS
grant, bargain, sell
of land situated in
ship
nd 1100
Map
Community
Watkins National Bank
C. H. Becker, Cashier
(Corp. Seal)

Mar. 1 1918
E. L. J. Northrup
Notary Public

(SEAL.)
(SEAL.)
A. D. 1915,
a Notary Public
ment of writing,
day and year last
Notary Public.
P.M.
ister of Deeds.
Deputy.