

Mortgage Record.

In this place see Book 62 Page 657.

One County is returned on the original instrument. Therein having been paid to it, this mortgage is hereby released and the mortgagor is discharged. As witness my hand this 27th day of November, A. D. 1921.

A. L. Coe, President of Trustees of Kansas Realty Trust

This Indenture, Made this Twenty Seventh day of November in the year of our Lord one thousand nine hundred and twenty one, between T. S. Coe and Anna J. Coe wife of Lawrence in the County of Douglas and State of Kansas, of the first part, and President of Board of Trustees of Kansas Realty Trusting of Friends (Incorporated) of the second part:

WITNESSETH, That the said parties of the first part, in consideration of the sum of Twenty two hundred and fifty 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, 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 North one third part of Southwest quarter (1/4) of Section Twenty (20) four Township Thirtieth (30) S. of Range Thirteen (13) E. described as follows, Commencing at the North West corner of said quarter (1/4) Section running thence South on the West line 53 1/2 rods thence East on a line parallel with the North line of said quarter section 16 rods to the East line of said quarter section thence North across East line 53 1/2 rods to the North East corner of said quarter section thence West on the North line of said quarter section 16 rods to the place of beginning, 53 1/2 acres

with the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said T. S. Coe and Anna J. Coe 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 Twenty hundred and fifty DOLLARS, according to the terms of One certain promissory note, this day executed by the said T. S. Coe and Anna J. Coe to the said party of the second part; said note being given for the sum of Twenty two hundred and fifty DOLLARS, dated November 27 - 1915, due and payable in Five year, S. from date thereof, with interest thereon from the date thereof until paid according to the terms of said note and ten coupons of Twenty Dollars each 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, 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 parties 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 parties of the second part, making such sale, on demand, to the said T. S. Coe 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

T. S. Coe (SEAL)  
Anna J. Coe (SEAL)

STATE OF KANSAS, Douglas County ss.  
BE IT REMEMBERED, That on this 29 day of Nov. A. D. 1921, before me, the undersigned, a Notary Public in and for said County and State, came T. S. Coe and Anna J. Coe 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 21 1918  
This instrument was filed for record on the 29 day of Nov. A. D. 1921, at 4:45 o'clock P.M.  
Walter A. Lawrence Register of Deeds.  
Geo. B. Witzel Deputy.

Recorded Feb. 7th. 1921  
L. J. Northrup  
Register of Deeds