

## Mortgage Record.

This Indenture, Made this 11th day of February in the year of our Lord one thousand nine hundred and thirteen, between Henry E. Bront and Lola A. Bront, husband and wife of Lawrence, in the County of Douglas and State of Kansas, of the first part, and

Timothy Lavin of the second part:

WITNESSETH, That the said parties of the first part, in consideration of the sum of Four 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 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:

Lot number Four (4) in Block number sixteen (16), on Walnut street, in that part of the City of Lawrence known as North Lawrence

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

Four hundred and fifty DOLLARS,

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

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

Four hundred and fifty DOLLARS,

dated February 14, 1916, due and payable in three year from date thereof,

with interest thereon from the date thereof until paid according to the terms of said note and six coupons of 25c 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

at least \$500 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 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 party 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, 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 parties of the first part, 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

Henry E. Bront (SEAL)

Lola A. Bront (SEAL)

STATE OF KANSAS,

Douglas County } ss.

BE IT REMEMBERED, That on this 11th day of Feb. A. D. 1916,

before me, S. A. Wood, a Notary Public

in and for said County and State, came

Henry E. Bront and Lola A. Bront, Mortgage

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 April 10th 1917.

This instrument was filed for record on the 28th day of Feb. A. D. 1916 at 11:25 o'clock A.M.

By Geol. N. N. N. Register of Deeds.

Deputy.

This instrument is indexed on the official instrument book of the County of Douglas, Kansas, at the office of the Register of Deeds, on the 11th day of February, A. D. 1916.

Recorded - Oct. 17, 1916  
Expelle & Filming

Timothy Lavin

S. A. Wood

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public