

## Mortgage Record.

This Indenture, Made this 6th day of May in the year of our Lord one thousand nine hundred sixteen, between W. L. Keifer and Martha V. Keifer, his wife of Lawrence, in the County of Douglas and State of Kansas, of the first part, and

Grace Tucker

of the second part:

WITNESSETH, That the said parties of the first part, in consideration of the sum of Eighteen hundred (\$1800.00) 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 of the second part, her 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 No. One hundred and sixty eight (168) Massachusetts Street Lawrence Douglas County Kansas.

with the appurtenances, and all the estate, title and interest of the said part is of the first part therein. And the said W. L. Keifer and Martha V. Keifer, his wife do hereby covenant and agree that at the delivery hereof they the lawful owner s 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 Eighteen hundred (\$1800.00) DOLLARS,

according to the terms of one certain promissory note this day executed by the said W. L. Keifer and Martha V. Keifer, his wife, to the said part of of the second part; said note being given for the sum of Eighteen hundred (\$1800.00) DOLLARS, dated May 6th 1916, due and payable in three year s from date thereof,

with interest thereon from the date thereof until paid according to the terms of said note and six coupons of \$50.00 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 is 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 Thirty-five hundred (\$3500.00) 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 is 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 of the second part, and all sums paid by the part of of the second part for insurance, shall be due and payable or not, at the option of the part of of the second part; and it shall be lawful for the part of of the second part, her 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 of the second part, her 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 is making such sale, on demand, to the said parties of the first part heirs and assigns.

IN TESTIMONY WHEREOF, The said part is of the first part has us hereunto set their hand s and seal the day and year last above written.

Signed, sealed and delivered in presence of

W. L. Keifer (SEAL)

Martha V. Keifer (SEAL)

STATE OF KANSAS,

Douglas County } ss.

BE IT REMEMBERED, That on this 6th day of May, A. D. 1916, before me, The undersigned, a Notary Public

in and for said County and State, came W. L. Keifer and Martha V. Keifer, 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 31 1918.

This instrument was filed for record on the 18th day of May, A. D. 1916, at 4:40 o'clock P.M.

By Floyd Lawrence Register of Deeds.

Paul H. Nitzel Deputy.

This document is a mortgage and is subject to the original instrument. The County of Douglas, Kansas, is hereby acknowledged. AS WITNESSED BY ME, Notary Public, on this 6th day of May, A. D. 1916. W. L. Keifer

Recorded May 15, 1916. W. L. Keifer Register of Deeds.

For assignment see Book 57 Page 200