

## Mortgage Record.

by and between  
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do Grant, Bargain,  
described real estate sit

address  
Douglas

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Notary Public.

ck. a.M.

Register of Deeds.

Deputy.

This Indenture, Made this First day of May A. D. 1913, by and between  
Joseph W. Kesinger and Elizabeth Kesinger, his wife,  
of Lawrence County of Douglas, and State of Kansas, part is  
of the first part, and E. M. Perkins party of the second part.

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

Six Hundred  
Dollars, to them duly paid, the receipt of which is hereby acknowledged, ha ve sold and by these presents do Grant, Bargain,  
Sell and Convey unto the party of the second part, his heirs, executors, administrators or assigns, the following described real estate sit  
uated in the County of Douglas and State of Kansas, to wit:

Lot seventy-seven (77) on New York street in the City  
of Lawrence, Douglas Co., Kansas

TO HAVE AND TO HOLD THE SAME together with all and singular the tenements, hereditaments and appurtenances thereunto be  
longing.

The parties of the first part covenant and agree that at the delivery hereof they are the lawful  
owners of said premises and seized of a good and indefeasible estate of inheritance therein free and clear of all incumbrances, and will  
warrant and defend the same in the quiet and peaceable possession of the party of the second part, his heirs, executors, administrators  
or assigns forever.

THIS GRANT is intended as a mortgage to secure the payment of  
Dollars

Six Hundred (\$600.00)  
according to the terms of a certain promissory note and a certain indenture of even date herewith, made by the party of the first part  
to the party of the second part, and particularly defining and setting forth the terms and the manner of payment, which said note and  
indenture are here referred to and made a part of this contract the same as though here written out in full.

The party of the first part covenants and agrees to pay all the taxes and assessments levied upon and assessed against said premises  
when due and payable; to pay all the premiums for the amount of insurance herein specified; and if not so paid, the party of the second  
part may pay said taxes and insurance premiums, and the amount so paid shall be a lien upon said premises, and be secured by this  
mortgage and collected in the same manner as the principal debt hereby secured, together with interest at the rate of ten per cent. per  
annum until paid.

The party of the first part further covenants and agrees to keep the buildings, fences and other improvements now upon, or which may  
be placed upon said premises, in good repair and condition; and to procure, maintain and deliver to the party of the second part, as addi  
tional and collateral security, policies of insurance against loss and damage by fire, tornadoes, cyclones and windstorms to the amount of  
not less than Eight Hundred Dollars,

loss, if any, payable to the party of the second part or his assigns, as his interest may appear; and if additional insurance be procured there  
on, and the policies therefor shall not be made in terms payable as herein specified, the company placing such additional insurance shall  
nevertheless make contribution in case of loss to the same extent as it would be required to do if said policies had been so made pay  
able and delivered to the party of the second part as additional and collateral security for the payment of said debt.

The party of the first part further agrees that if default be made for the space of three months in the payment of any sum covenanted  
to be paid in said promissory note or said indenture, or in paying the taxes or insurance premiums herein covenanted to be paid; or in case  
of the breach of any covenant in said promissory note or said indenture or herein contained; or if said premises become unoccupied and va  
cant for the space of three months; or strip and waste be committed; all sums hereby secured shall, at the option of the party of the second  
part, or his assigns, at once become due and payable and bear interest at the rate of ten per cent. per annum until paid, and the party of the  
second part shall have the right to foreclose this mortgage according to law, and to have a Receiver appointed to take charge of, care for  
and rent said premises, and out of the rents, issue the profits derived therefrom to pay the cost of repairs, taxes and insurance premiums; and  
the residue, if any there be, after paying said Receiver a reasonable compensation for his services, shall be applied upon the debt hereby se  
cured.

The party of the first part further agrees that the fees for continuing the abstract of title of said premises to the date of filing foreclos  
ure action, shall be included in any judgment and decree of foreclosure hereunder.

The party of the first part, for said consideration, hereby expressly waives appraisalment of said real estate, and all the benefits of the  
homestead exemption and stay laws of the State of Kansas.

The foregoing conditions being performed, this conveyance shall be void and the mortgage discharged, otherwise to remain in full force  
and effect.

IN WITNESS WHEREOF, the parties of the first part ha ve hereunto subscribed their names and affixed  
their seals, the day and year first above written.

STATE OF KANSAS,  
County of Douglas ss.  
BE IT REMEMBERED, That on this 6<sup>th</sup> day of May A. D. 1913,  
before me, a Notary Public in and for said County and State, came  
Joseph W. Kesinger and Elizabeth Kesinger  
to me personally known to be the identical person described in and who executed the foregoing mortgage, and acknowledged the execu  
tion of the same to be their voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at  
Lawrence Kansas, the day and year last above written.  
My commission expires Feb. 11<sup>th</sup> 1915

E. O. Perkins  
Notary Public.

This instrument was filed for record on the 7<sup>th</sup> day of May A. D. 1913, at 7<sup>15</sup> o'clock P.M.  
Mloyd L. Lawrence  
Register of Deeds.  
By T. M. McConnell Deputy.

(The following is extracted from the original instrument)  
Known All Men by these presents, that Joseph W. Kesinger and Elizabeth Kesinger, his wife, of Lawrence County of Douglas, State of Kansas, for and in consideration of the sum of Six Hundred Dollars (\$600.00) to them in full paid, the receipt of which is hereby acknowledged, have sold and by these presents do Grant, Bargain, Sell and Convey unto the party of the second part, his heirs, executors, administrators or assigns, the following described real estate situated in the County of Douglas and State of Kansas, to wit: Lot seventy-seven (77) on New York street in the City of Lawrence, Douglas Co., Kansas. And the parties of the first part covenant and agree that at the delivery hereof they are the lawful owners of said premises and seized of a good and indefeasible estate of inheritance therein free and clear of all incumbrances, and will warrant and defend the same in the quiet and peaceable possession of the party of the second part, his heirs, executors, administrators or assigns forever. This GRANT is intended as a mortgage to secure the payment of Dollars according to the terms of a certain promissory note and a certain indenture of even date herewith, made by the party of the first part to the party of the second part, and particularly defining and setting forth the terms and the manner of payment, which said note and indenture are here referred to and made a part of this contract the same as though here written out in full. The party of the first part covenants and agrees to pay all the taxes and assessments levied upon and assessed against said premises when due and payable; to pay all the premiums for the amount of insurance herein specified; and if not so paid, the party of the second part may pay said taxes and insurance premiums, and the amount so paid shall be a lien upon said premises, and be secured by this mortgage and collected in the same manner as the principal debt hereby secured, together with interest at the rate of ten per cent. per annum until paid. The party of the first part further covenants and agrees to keep the buildings, fences and other improvements now upon, or which may be placed upon said premises, in good repair and condition; and to procure, maintain and deliver to the party of the second part, as additional and collateral security, policies of insurance against loss and damage by fire, tornadoes, cyclones and windstorms to the amount of not less than Eight Hundred Dollars, loss, if any, payable to the party of the second part or his assigns, as his interest may appear; and if additional insurance be procured thereon, and the policies therefor shall not be made in terms payable as herein specified, the company placing such additional insurance shall nevertheless make contribution in case of loss to the same extent as it would be required to do if said policies had been so made payable and delivered to the party of the second part as additional and collateral security for the payment of said debt. The party of the first part further agrees that if default be made for the space of three months in the payment of any sum covenanted to be paid in said promissory note or said indenture, or in paying the taxes or insurance premiums herein covenanted to be paid; or in case of the breach of any covenant in said promissory note or said indenture or herein contained; or if said premises become unoccupied and vacant for the space of three months; or strip and waste be committed; all sums hereby secured shall, at the option of the party of the second part, or his assigns, at once become due and payable and bear interest at the rate of ten per cent. per annum until paid, and the party of the second part shall have the right to foreclose this mortgage according to law, and to have a Receiver appointed to take charge of, care for and rent said premises, and out of the rents, issue the profits derived therefrom to pay the cost of repairs, taxes and insurance premiums; and the residue, if any there be, after paying said Receiver a reasonable compensation for his services, shall be applied upon the debt hereby secured. The party of the first part further agrees that the fees for continuing the abstract of title of said premises to the date of filing foreclosure action, shall be included in any judgment and decree of foreclosure hereunder. The party of the first part, for said consideration, hereby expressly waives appraisalment of said real estate, and all the benefits of the homestead exemption and stay laws of the State of Kansas. The foregoing conditions being performed, this conveyance shall be void and the mortgage discharged, otherwise to remain in full force and effect. IN WITNESS WHEREOF, the parties of the first part have hereunto subscribed their names and affixed their seals, the day and year first above written. STATE OF KANSAS, County of Douglas ss. BE IT REMEMBERED, That on this 6th day of May A. D. 1913, before me, a Notary Public in and for said County and State, came Joseph W. Kesinger and Elizabeth Kesinger to me personally known to be the identical person described in and who executed the foregoing mortgage, and acknowledged the execution of the same to be their voluntary act and deed. IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at Lawrence Kansas, the day and year last above written. My commission expires Feb. 11th 1915 E. O. Perkins Notary Public. This instrument was filed for record on the 7th day of May A. D. 1913, at 7:15 o'clock P.M. Mloyd L. Lawrence Register of Deeds. By T. M. McConnell Deputy.