

Mortgage Record.

1916., by and between

e of Kansas, part...

party of the second part.

consideration of the sum of

sents do Grant, Bargain,

described real estate sit-

... (11) ...

... Co. No. ...

... tenances thereunto be-

... the lawful

... innumbrances, and will

... executors, administrators

... secure the payment of

... Dollars

... party of the first part

... which said part and

... ed against said premises

... the party of the second

... and be secured by this

... rate of ten per cent. per

... now upon, or which may

... the second part, as addi-

... tions to the amount of

... Dollars,

... rance be procured there-

... additional insurance shall

... had been so made pay-

... of any sum covenanted

... ed to be paid; or in case

... come unoccupied and va-

... the party of the second

... and, and the party of the

... take charge of, care for

... insurance premiums; and

... upon the debt hereby se-

... the date of filing foreclos-

... and all the benefits of the

... e to remain in full force

... name, and affixed

... mer

... A. D. 1916.

... County and State, came

... acknowledged the execu-

... ial seal at

... Notary Public.

... o'clock, P.M.

... Register of Deeds.

... Deputy.

The following is entered on the original instrument
 Now all men by their presence this F. M. Perkins and Julia R. Perkins do hereby acknowledge full payment
 of the debt secured by the foregoing mortgage, and authorize its Register to discharge the same of the
 County of Douglas in the State of Kansas, to discharge the same of record.
 F. M. Perkins.

Recorded Dec 17th 1917
 E. H. L. D. Notary
 Register of Deeds.

This Indenture, Made this 10th day of March A. D. 1916, by and between
 Fred M. Springer and Julia R. Springer, his wife
 of Lawrence County of Douglas
 of the first part, and F. M. Perkins
 of the second part.

WITNESSETH: That the part of the first part, in consideration of the sum of
 Four hundred and seventy five
 Dollars, to them duly 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 sit-
 uated in the County of Douglas and State of Kansas, to wit:

Lot Twenty six (26) on the South side of Elliott Street in
 Block Thirty eight (38) in that part of the City of Lawrence
 known as West 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 part of the first part covenant and agree that at the delivery hereof they are the lawful
 owner of said premises and seized of a good and indefeasible estate of inheritance therein free and clear of all innumbrances, 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
 Four hundred and seventy five
 Dollars according to the terms of a certain promissory note and 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 Twenty two 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 thereof 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 and 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 and 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 have hereunto subscribed their name, and affixed
 their seal, the day and year first above written.

STATE OF KANSAS,

County of Douglas ss.

BE IT REMEMBERED, That on this 30 day of March A. D. 1916,

before me, the undersigned within and for said County and State, came

F. M. Springer and Julia R. Springer, his wife

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 January 31-1920

(L.S.)

F. M. Springer
 Julia R. Springer

F. Henry Perkins
 Notary Public.

This instrument was filed for record on the 31st day of March A. D. 1916, at 11²⁰ o'clock A.M.

Floyd L. Lawrence
 Register of Deeds.
 Geo. C. Vogel Deputy.