

MORTGAGE RECORD NO. 55.

This Indenture, Made this 13th day of May in the year of our Lord Nineteen hundred and sixteen, between Louie R. Clawson and Mary Clawson, his wife, of the Township of Douglas and State of Kansas, of the first part, and The Ince Nursery Company of the second part:

WITNESSETH, That the said part its of the first part, in consideration of the sum of Twelve hundred DOLLARS,

to them duly paid, the receipt of which is hereby acknowledged, have se sold, and by these presents do grant, bargain, sell and mortgage to the said part y of the second part its 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 East Four (4) acres of the North Five (5) acres of the East half (1/2) of the Northeast quarter (1/4) of Section Seven (7) in Township Thirteen (13) of Range Twenty (20) in said County of Douglas, State of Kansas, except a strip 100 feet in width off and along the West side of said 4 acre tract.

with all the appurtenances, and all the estate, title and interest of the said part its 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 of the premises, above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances.

This Grant is intended as a Mortgage to secure the payment of the sum of

Twelve hundred Dollars according to the terms of One certain note this day executed by the said parties of the first part to the said part its of the second part payable six months after date with interest at 6% per annum

and this conveyance shall be void if such payments be made as herein specified. But if default be made in such payment, or any part thereof, or interest thereon, or the taxes, or if the insurance is not kept up thereon, then this conveyance shall become absolute, and the whole amount shall become due and payable, and it shall be lawful for the said part y of the second part its executors, administrators and 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 sales to retain the amount then due for principal and interest, together with the cost and charges of making such sales, and the overplus, if any there be, shall be paid by the part y making such sale, on demand, to said Parties of the first part, their heirs and assigns.

IN WITNESS WHEREOF, The said part its of the first part have here hereunto set their hand and seal of the day and year first above written.

Signed, Sealed and Delivered in presence of

Jennie Watt

Louie R. Clawson (SEAL)
Mary Clawson (SEAL)

STATE OF KANSAS,

Douglas County ss.

BE IT REMEMBERED, That on this 13th day of May A. D. 1916, before me, Jennie Watt a Notary Public in and for said County and State, came Louie R. Clawson and Mary Clawson, his wife to me personally known to be the same person I who executed the foregoing instrument 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 30th Mch 1920 Jennie Watt Notary Public.

Filed for Record the 18th day of May A. D. 1916 at 9²¹ o'clock A.M.
Floyd L. Lawrence Register of Deeds.
Geo. B. Hatzel Deputy.

This Indenture, when duly acknowledged, shall be filed for record in the office of the Register of Deeds of the County of Douglas, State of Kansas, and the said parties of the first part shall be bound by the same. Witness my hand this 13th day of May A. D. 1916.
The Ince Nursery Company
By Hugh Bell, President

Recorded Oct. 13, 1916
Floyd L. Lawrence
Geo. B. Hatzel

Recorded March 27, 1917