

MORTGAGE RECORD NO. 55.

This Indenture, Made this 11th day of September in the year of our Lord nineteen hundred and twentieth, between Carl A. Peyer and Frances H. Peyer, his wife, of the City of Douglas and State of Kansas, of the first part, and Hugh Blair of the second part:

WITNESSETH, That the said parties of the first part, in consideration of the sum of Two Thousand 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 party 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 One (One) Bezedale, an Addition to the City of Lawrence in said County and State.
The mortgagors agree to keep the buildings on premises, now erected or hereafter erected, insured against fire, lightning and windstorms to the extent of their insurable value, in a company or companies approved of by the mortgagees with mortgage clause attached making loss payable to said mortgagees, who assigns as interest may appear, and failing to do so, holder of mortgage may have same insured and the cost of so doing added to the mortgage.

with all 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 owners 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 Two Thousand Dollars according to the terms of one certain note this day executed and delivered by the said Parties of the first part to the said party of the second part Payable five years after date with interest thereon according to the terms of said note and coupons thereto attached, 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 party of the second part, his 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 party making such sale, on demand, to said Parties of the first part their heirs and assigns.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in presence of

Jennie Watt

Carl A. Peyer (SEAL)
Frances H. Peyer (SEAL)
(SEAL)

STATE OF KANSAS,

Douglas County } ss.

BE IT REMEMBERED, That on this 11th day of Sept. A. D. 1920, before me, Jennie Watt a Notary Public in and for said County and State, came Carl A. Peyer and Frances H. Peyer, his wife, writing to me personally known to be the same persons 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 31st March 1922

Jennie Watt

Notary Public.

Filed for Record the 12th day of Sept. A. D. 1920, at 10²⁵ o'clock A.M.

Little Northrup, Register of Deeds.
Lo Peine Walton, Deputy.

The following is endorsed on the original instrument
The note herein described having been paid in full, this mortgage is hereby
released and the fees thereby created discharged.

As witness my hand this 13th day of September A. D. 1922

Attest: Jennie Watt
Hugh Blair

Recorded Sept. 13th 1922
Little Northrup Register of Deeds.
Lo Peine Walton Deputy.