

MORTGAGE RECORD

This Indenture, Made this twentieth day of November in the year of our Lord one thousand nine hundred

and Eighteen

WITNESSETH, that

John P. Simmons and Margaret Simmons, his wife,
of the Township of Marion

of the county of Douglas and State of Kansas, party of the first part, for and in consideration of Fifty DOLLARS

Conveys and Warrants to THE MERCHANTS LOAN AND SAVINGS BANK, of Lawrence, Douglas County, Kansas, party of the second part, its assigns or successors, the real estate, hereinafter described, situated in the county of Douglas and state of Kansas, to-wit:

Commencing at the north-east corner of south-west quarter of Section One (1), Township
Section (14), Range Seventeen (17), thence West 458 feet thence South 180 feet; thence East 100
feet; thence South 430 feet; thence West 380 feet; thence South 407 feet; thence East 380 feet; thence South
407 feet; thence East 338 feet; thence North 1040 feet to place of beginning, containing 26 acres
more or less.

Also commencing 260 rods North of the south-east corner of Section Twelve (12), Township Section
(14), Range Seventeen (17), thence West 80 rods; thence North 26 rods; thence East 80 rods; thence South
26 rods to place of beginning, containing 16 acres, being all in said Douglas County, Kansas.

To secure the said party of the second part, its assigns or successors, for an actual loan of money made to the said party of the first part, as evidence by one certain Bond No. _____ of even date herewith, in and by which said bond the party of the first part promises to pay to the order of the said party of the second part, its assigns or successors, in lawful money of the United States of America, the principal sum of Fifty Dollars, on 19 November 1918 with interest at the rate of Six per cent. per annum from Date

until maturity and Five per cent. per annum after maturity or default, interest payable semi-annually according to interest coupons therefor thereunto attached, both principal and interest being payable at the office of THE MERCHANTS NATIONAL BANK, Lawrence, Kansas, and also promise and agree that in case any interest on any of said sums shall remain unpaid after the same becomes due, then the entire sums covered by this bond and secured by this Mortgage Deed, to become immediately due and payable at option of mortgagee, without any notice of any kind whatsoever, and same to be collected in like manner as if the full time provided in said bond had expired.

It is Herely Expressly Agreed, That said first party shall insure the buildings that are insurable herein, in favor of the party of the second part, its assigns or successors, against loss or damage by fire, in such sum and in such fire insurance companies as the second party, its assigns or successors, may direct, and maintain such insurance during the continuance of this loan.

It is Further Expressly Agreed, That the first party shall at all times keep the taxes and assessments of any and all kinds that may become liens upon said premises fully paid and satisfied, and that said security shall remain and be kept as good as the same is now during the continuance of this loan.

It is Further Agreed, That the first party shall repay to the second party, its assigns or successors, all and every such sum or sums of money as may have been paid by them, or any of them, for taxes or assessments, or for premiums and costs of insurance, or on account of, or to extinguish or remove any prior or outstanding title, lien, claim or incumbrance on the premises hereby conveyed, with interest thereon at the rate of ten per cent. per annum from the time the said sum or sums of money may have been respectively so advanced and paid, until the same are repaid. And all of which said sum or sums of money and the interest to accrue thereon, shall also be a charge upon said premises, and shall be secured by this instrument in the same manner as the said principal sum payable by the said bond is secured thereon.

It is Further Agreed, That in case of default in the payment of said bond, or any part thereof, or any of the sums of money to become due herein specified, according to the tenor and effect of said bond, or in the case of the breach by the said party of the first part, of any of the covenants or agreements herein mentioned by the said first party to be performed, then and in that case, this conveyance shall become absolute, and the party of the second part, its assigns or successors, be at once entitled to the possession of the said above described premises, and to have and receive all the rents and profits thereof, and the said bond, with interest accrued thereon and all moneys which may have been advanced and paid by the said second party, its assigns or successors, and the aforesaid interest thereon, shall, thereupon, each and every one of them, become and be at once due and payable at the option of the legal holder hereof.

In Testimony Whereof, The said party of the first part has hereunto set their hand and seal on the day and year first above written.

John P. Simmons (SEAL)
Margaret Simmons (SEAL)

STATE OF KANSAS, Douglas COUNTY, ss:

I, the undersigned, a Notary Public, in and for said County and State, do hereby certify that on this 19 day of November A. D. 1918, personally appeared before me

John P. Simmons and Margaret Simmons, his wife,

to me personally known to be the identical person who executed and whose name is as set affixed to the foregoing mortgage as grantor, and acknowledged the same to be their voluntary act and deed.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal on the day and year last above written.

(SEAL)

Hugh Blair Notary Public.

Commission expires 28 Dec 1921

Recorded Nov 19 1918
at 4:00 P.M.

Estelle Neithart
Recorder of Deeds