

MORTGAGE RECORD

This Indenture Made this second day of September in the year of our Lord one thousand nine hundred fifteen (1916), between May Phillips, an unmarried woman of Lawrence, in the County of Douglas and State of Kansas, of the first part, and

Isabel R. Lewis of the second part:

WITNESSETH, That the said part of of the first part, in consideration of the sum of (2900.) Two thousand and no/100 DOLLARS to her duly paid, the receipt of which is hereby acknowledged, has she sold, and by these presents do she grant, bargain, sell and mortgage to the said part of 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 hundred seventy (170) on Chis street in the City of Lawrence

with the appurtenances, and all the estate, title and interest of the said part of of the first part therein. And the said May Phillips, an unmarried woman do she hereby covenant and agree that at the delivery hereof she the lawful owner of the premises above granted and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances, and that she will warrant and defend the same against all claims whatsoever. This grant is intended

as a Mortgage to secure the payment of the sum of Two thousand and no/100 DOLLARS, according to the terms of a certain promissory note this day executed by said May Phillips

to the said part of of the second part; said note being given for the sum of Two thousand and no/100 DOLLARS, dated September 2, 1916, due and payable in five year 9 from date thereof,

with interest thereon from the date thereof until paid according to the terms of said note and 10 coupons of sixty dollars each thereto attached. And this conveyance shall be void if such payment be made as in said note and coupons thereto attached, and as hereinafter specified. And the said part of of the first part hereby agree to to pay all taxes assessed on said premises before any penalties or costs shall accrue on account thereof and to keep the said premises insured in favor of said mortgagee, in the sum of Two thousand and no/100 DOLLARS,

in some insurance company satisfactory to said mortgagee, in default whereof the said mortgagee may pay the taxes and accruing penalties, interests and costs, and insure the same at the expense of the part of of the first part, and the expense of such taxes and accruing penalties, interest and costs, and insurance, shall, from the payment thereof, be and become an additional lien under this mortgage upon the above described premises, and shall bear interest at the rate of 10 per cent. per annum. But if default be made in such payment, or any part thereof or interest thereon or the taxes assessed on said premises or if the insurance is not kept up thereon, then this conveyance shall become absolute, and the whole principal of said note and interest thereon, and all sums paid by the part of of the second part his executors, administrators or assigns, at any time thereafter, to sell the premises hereby granted, or any part thereof, in the manner prescribed by law, appraisement hereby waived or not, at the option of the part of of the second part his executors, administrators or assigns, and out of all the moneys arising from such sale to retain the amount then due or to become due according to the conditions of this instrument, together with the costs and charges of making such sale, and the over-plus, if any there be, shall be paid by the part of making such sale, on demand, to the said May Phillips, her heirs and assigns

IN TESTIMONY WHEREOF, The said part of of the first part has her hereunto set her hand and seal — the day and year last above written.

Signed, sealed and delivered in presence of

Mrs May Phillips (SEAL)
(SEAL)

STATE OF KANSAS

Douglas County

BE IT REMEMBERED, That on this 30th day of September A. D. 1916 before me, Frank E. Banks, a Notary Public

in and for said County and State, came

May Phillips, an unmarried woman

to me personally known to be the same person who executed the foregoing instrument of writing, 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.

Frank E. Banks

My commission expires November 8 1918 Notary Public.
This instrument was filed for record on the 30th day of Sept A. D. 1916 at 105 o'clock P.M.

Dwight L. Lawrence

Register of Deeds.

By Geo. L. Weber Deputy.

This mortgage described herein being paid in full, this mortgage is hereby released and the proceeds are hereby distributed. As Witness my hand and seal this 10th day of October A.D. 1920
Isabel R. Lewis
By Frank E. Banks her
Attorney in fact

Recorded October 24 1920
Frank E. Banks
Register of Deeds.