

MORTGAGE RECORD

This Indenture Made this Eighth day of October in the year of our Lord one thousand nine hundred and sixteen between C. H. Sellards and Winnie Sellards, (wife) of Lawrence in the County of Douglas and State of Kansas, of the first part, and Julia F. Nicholson of the second part:

Witnesseth, That the said parties of the first part, in consideration of the sum of Fifteen hundred 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 part of of the second part her 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 half (3) of Lot Four (4) and Five (5) Block Two (2) University Place, an addition to the City of Lawrence, Douglas County, Kansas

with the appurtenances, and all the estate, title and interest of the said part ies of the first part therein. And the said C. H. Sellards and Winnie Sellards do hereby covenant and agree that at the delivery hereof they 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 they 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 Fifteen Hundred DOLLARS,

according to the terms of one certain promissory note—this day executed by said C. H. Sellards and Winnie Sellards to the said part of of the second part; said note being given for the sum of Fifteen hundred DOLLARS,

dated October 10 1916, due and payable in Five year 5 from date thereof, with interest thereon from the date thereof until paid according to the terms of said note and ten coupons of forty five 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 parties of the first part hereby agree 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 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 ies 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 taxes and accruing penalties and interest and costs thereon remaining unpaid or which may have been paid by the part ies of the second part, and all sums paid by the part ies of the second part for insurance, shall be due and payable or not, at the option of the part ies of the second part; and it shall be lawful for the part ies of the second part her 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 ies of the second part, her 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 ies making such sale, on demand, to the said C. H. Sellards heirs and assigns

IN TESTIMONY WHEREOF, The said parties of the first part have hereunto set their hand 3 and seal — the day and year last above written.

Signed, sealed and delivered in presence of

C. H. Sellards (SEAL.)
Winnie Sellards (SEAL.)

STATE OF KANSAS

Orange County ss.

BE IT REMEMBERED, That on this 21 day of October A. D. 1916 before me, J. C. Phyley Notary Public in and for said County and State, came C. H. Sellards and Winnie Sellards, (his wife) 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.

My commission expires Nov 4 1919.
This instrument was filed for record on the 23 day of Nov A. D. 1916, at 11 o'clock A. M.

By Ray L. Lawrence Register of Deeds.
Deputy.

Notary Public in and for the State of Kansas, my commission expires on the 10th day of October, A. D. 1916.

Recorded Nov 16 1916
Estelle Northcutt
Register of Deeds.

J. C. Phyley