

MORTGAGE RECORD

The following instrument is the original instrument.

This note herein described having been paid in full, the mortgage is hereby released and the lien thereby created discharged.

As witness my hand this 17th day of Feb. A. D. 1923

Attest:

Recorded Feb. 17 1923

John E. McMillan
Register of Deeds

This Indenture Made this Eleventh day of February in the year of our Lord one thousand nine hundred and eighteen, between Arthur A. Anderson (a single man) of Lawrence in the County of Douglas and State of Kansas, of the first part, and M. E. Newlin of the second part:

WITNESSETH, That the said part of of the first part, in consideration of the sum of Twelve hundred and fifty DOLLARS to him duly paid, the receipt of which is hereby acknowledged, he has sold, and by these presents do 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 Five (5) Block Eleven (11) University Place and Addition to the City of Lawrence, Douglas County Kansas

with the appurtenances, and all the estate, title and interest of the said part of of the first part therein. And the said Arthur A. Anderson do as hereby covenant and agree that at the delivery hereof he is the lawful owner of the premises abovegranted and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances, and that he 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 Twelve hundred and fifty DOLLARS,

according to the terms of one certain promissory note made this day executed by said Arthur A. Anderson to the said part of of the second part; said note being given for the sum of Twelve hundred and fifty DOLLARS,

dated February Eleventh 1918, due and payable in Five year s from date thereof, with interest thereon from the date thereof until paid according to the terms of said note and ten coupons of Thirty dollars each 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 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 Twelve hundred and fifty 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 taxes and accruing penalties and interest and costs thereon remaining unpaid or which may have been paid by the part of of the second part, and all sums paid by the part of of the second part for insurance, shall be due and payable or not, at the option of the part of of the second part; and it shall be lawful for 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 Arthur A. Anderson his heirs and assigns.

IN TESTIMONY WHEREOF, The said part of of the first part ha s hereunto set his hand and seal the day and year last above written.

Signed, sealed and delivered in presence of

Arthur A. Anderson (SEAL)

(SEAL)

STATE OF KANSAS

Douglas County ss.

BE IT REMEMBERED, That on this 13 day of Feb A. D. 1923, before me, John M. Newlin, a Notary Public in and for said County and State, came Arthur A. Anderson

(L.S.)

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 March 20 1919

This instrument was filed for record on the 13 day of February A. D. 1923, at 2:20 o'clock P.M.

John M. Newlin Notary Public.

Estell Northrup Register of Deeds.

By _____ Deputy.