

MORTGAGE RECORD

This Indenture Made this 19th day of February in the year of our Lord one thousand nine hundred and eighteen, between John N. Boyd, a single man of Lawrence, in the County of Douglas and State of Kansas, of the first part, and C. H. Tucker of the second part:

WITNESSETH, That the said part 1st of the first part, in consideration of the sum of Ten Hundred DOLLARS to himself duly paid, the receipt of which is hereby acknowledged, has sold, and by these presents do grant, bargain, sell and mortgage to the said part 2nd 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: South half of North East quarter of section Thirty three (33) Township Thirtieth (13) Range Twentieth (19)

with the appurtenances, and all the estate, title and interest of the said part 1st of the first part therein. And the said John N. Boyd do hereby covenant and agree that at the delivery hereof he 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 Ten Hundred DOLLARS,

according to the terms of a certain promissory note the this day executed by, said John N. Boyd

to the said part 2nd of the second part; said note being given for the sum of Ten Hundred DOLLARS,

dated February 19, 1918, due and payable in five year 1 from date thereof, with interest thereon from the date thereof until paid according to the terms of said note and ten coupons of 30⁰⁰

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 1st 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 _____ 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 1st 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 mortgage 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 1st of the second part, and all sums paid by the part 1st of the second part for insurance, shall be due and payable or not, at the option of the part 2nd of the second part; and it shall be lawful for the part 2nd 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 2nd 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 1st making such sale, on demand, to the said John N. Boyd his heirs and assigns.

IN TESTIMONY WHEREOF, The said part 1st of the first part has hereunto set his hand and seal the day and year last above written.

Signed, sealed and delivered in presence of

John N. Boyd (SEAL)

STATE OF KANSAS

Douglas County ss.

BE IT REMEMBERED, That on this 19th day of February A. D. 1918, before me, D. C. Ashen, a Notary Public in and for said County and State, came John N. Boyd

John N. Boyd one who executed the within instrument of writing, and personally 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.

D. C. Ashen

My commission expires Mar. 18 1920

Notary Public.

This instrument was filed for record on the 19 day of February A. D. 1918, at 3³⁰ o'clock P.M.

Estelle Northrup
Register of Deeds.

By Ferne F. Ford 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 lien thereby created discharged.

A witness my hand this 15th day of April A. D. 1925

A-1001

Recorded April 15 1925
Don E. McIlwain
Register of Deeds

Recorded Nov. 6th 1920
John N. Boyd