

## MORTGAGE RECORD

This Indenture Made this 25th day of February in the year of our Lord one thousand nine hundred and eighteen between William E. Noehring and Estelle M. Noehring, his wife 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 Twenty-two 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 party 2nd of the second part, their 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 of the West half of the Northeast quarter of the Northeast quarter of section thirty-two, Township twelve, Range twenty also beginning at a point 4.60 chains west of the Northeast corner of the Southeast quarter of section thirty-two in Township twelve, Range twenty, thence East of the 6.60 M. mark at the Northeast corner of said section, thence South 80 chains to the south of the Northeast quarter of said section, thence East on said line 6.50 chains; thence North to the center of the Lawrence and Endora road; thence in a northwesterly direction along said road 1.18 chains; thence North 3.90 chains to place of beginning. with the appurtenances, and all the estate, title and interest of the said part 1st of the first part therein. And the said William E. Noehring and Estelle M. Noehring do hereby covenant and agree that at the delivery hereof they are 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 Twenty-two hundred DOLLARS,

according to the terms of one certain promissory note—this day executed by said William E. Noehring and Estelle M. Noehring to the said part 2d of the second part; said note being given for the sum of Twenty-two hundred DOLLARS,

dated February 25, 1918, due and payable in five year 2 from date thereof, with interest thereon from the date thereof until paid according to the terms of said note and 12 coupons of 66 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 Twenty-two 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 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 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 2d of the second part, and all sums paid by the part 2d of the second part—shall be due and payable or not, at the option of the part 2d of the second part, 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 2d 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 2d making such sale, on demand, to the said parties of the first part heirs and assigns.

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

Signed, sealed and delivered in presence of

STATE OF KANSAS }  
Douglas County } ss.

BE IT REMEMBERED, That on this 25th day of Feb A. D. 1918, before me, A. F. Flinn, a Notary Public in and for said County and State, came William E. Noehring and Estelle M. Noehring, his wife not known to me personally known to be the same person as 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 April 10 1919.  
This instrument was filed for record on the 25 day of February A. D. 1918 at 15 o'clock P.M.

Estelle M. Noehring  
Register of Deeds.

By Fernu Flinn Deputy.