

MORTGAGE RECORD

This Indenture Made this Twentieth day of February in the year of our Lord one thousand nine hundred and twentieth, between Herbert Bailey and Anna Bailey, (his wife) of Lawrence in the County of Douglas and State of Kansas, of the first part, and J. H. Newlin of the second part:

WITNESSETH, That the said part-all of the first part, in consideration of the sum of Five hundred and fifty 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-all of the second part, 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 No. Forty-two (42), Fair Grounds Addition to the City of Lawrence, Douglas County, Kansas.

with the appurtenances, and all the estate, title and interest of the said part-all of the first part therein. And the said Herbert Bailey and Anna Bailey do hereby covenant and agree that at the delivery hereof they are the lawful owners 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 Five hundred and fifty DOLLARS, according to the terms of one certain promissory note this day executed by said Herbert Bailey and Anna Bailey

to the said part-all of the second part; said note being given for the sum of Five hundred and fifty DOLLARS, dated February 20, 1914, due and payable in Five years from date thereof,

with interest thereon from the date thereof until paid according to the terms of said note and ten coupons of Twelve and one-half 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-all 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 Eight hundred 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-all 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-all of the second part, and all sums paid by the part-all of the second part for insurance, shall be due and payable or not, at the option of the part-all of the second part; and it shall be lawful for the part-all 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-all 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-all making such sale, on demand, to the said Herbert Bailey heirs and assigns

IN TESTIMONY WHEREOF, The said part-all of the first part have hereunto set their hands and seal the day and year last above written.

Signed, sealed and delivered in presence of

Herbert Bailey (SEAL)
Anna Bailey (SEAL)

STATE OF KANSAS

Douglas County ss.
BE IT REMEMBERED, That on this 23 day of February A. D. 1914, before me, John M. Newlin a Notary Public in and for said County and State, came Herbert Bailey and Anna Bailey

who are personally known to be the same person-all 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 1914.
This instrument was filed for record on the 25 day of February A. D. 1914, at 5:25 o'clock P.M.

Estelle Mockrup Register of Deeds.
By Ezra Elora 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.
As witness my hand this 13 day of March A. D. 1917
J. H. Newlin
Attest:

Recorded January 11, 1914
Paul E. Wellman
Register of Deeds