

MORTGAGE RECORD

This Indenture Made this Firstday of April

in the

year of our Lord one thousand nine hundred and nineteenbetween Louisa E. Hazen and Will H. Hazen (husband)

between

of Baldwin Cityin the County of Douglas

and State of Kansas, of the first part, and

President of Board of Trustees of Kansas Y.M.C.A. Meeting of Friends a religious

of the second part:

WITNESSETH, That the said part one of the first part, in consideration of the sum ofTwelve hundred and fifty DOLLARSto her duly paid, the receipt of which is hereby acknowledged, ha ve sold, and by these presents do grant, bargain, sell and mortgageto the said part two of the second part, heirs and assigns forever, all that tract or parcel of land situated in the County of Douglas andState of Kansas, described as follows to-wit: Lot one (1) Two (2) and Three (3) Washington Street andLot Four (4) Eleven (11) and Twelve (12) Main Street Block seventy seven (77) andPalmyra Addition now a part of Baldwin City also the South half of LotSeven (7) and all of Lot Six (6) and Six (6) being Situate on North EighthStreet at 408 of City Baldwin, Kansas.with the appurtenances, and all the estate, title and interest of the said part one of the first part therein. And the saidLouisa E. Hazen and Will H. Hazen do hereby covenant andagree that at the delivery hereof they are the lawful owner of the premises above granted and seized of a good and indefeasible estate of inheritancetherein, free and clear of all incumbrances, and that they will warrant and defend the same against all claims whatsoever. This grant is intendedas a Mortgage to secure the payment of the sum of Twelve hundred and fifty DOLLARS,according to the terms of one certain promissory note on this day executed by saidLouisa E. Hazen and Will H. Hazento the said part two of the second part; said note being given for the sum ofTwelve hundred and fifty DOLLARS,dated April 1, 1919, due and payable in Three year from date thereof,with interest thereon from the date thereof until paid according to the terms of said note and six coupons of 40/100

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 one of the first part hereby agree to pay all taxes assessed on said premises before any penalties or costs shall accrue onaccount thereof, and to keep the said premises insured in favor of said mortgagee, in the sum of Twelve 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 one 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 two of the second part,and all sums paid by the part two of the second part for insurance, shall be due and payable or not, at the option of the part one of the secondpart; and it shall be lawful for the part one of the second part his executors, administrators or assigns, at any time thereafter, to sell thepremises hereby granted, or any part thereof, in the manner prescribed by law, appraisement hereby waived or not, at the option of the part one of thesecond 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 one making such sale, on demand, to the said Louisa E. Hazen heirs and assignsIN TESTIMONY WHEREOF, The said parties one of the first part ha ve hereunto set their hand and seal on

the day and year last above written.

Signed, sealed and delivered in presence of

Louisa E. Hazen (SEAL)Will H. Hazen (SEAL)

STATE OF KANSAS

Douglas County } ss.BE IT REMEMBERED, That on this 2nd day of April A. D. 1919,before me, Ethel Huff, a Notary Publicin and for said County and State, came Louisa E. Hazenwhose name 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.

Ethel Huff Notary Public.My commission expires Aug 7 1919.This instrument was filed for record on the day of April A. D. 1919, at o'clock M.State of Kansas }
Douglas County } S.S.

Register of Deeds.

Be it remembered, that on this 3rd day of April A.D. 1919 before me John M. Dowlin a Notary Public in and for said County and State, came Will H. Hazen who is personally known to me to be the same person who executed the within instrument of writing, and such person 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, 1923Recorded April 5th A.D. 1919 at 3:00 o'clock P.M.John M. Dowlin Notary Public.Ethel Huff Register of Deeds.This instrument is acknowledged to be the original instrument and the duplicate thereof having been paid to full, this mortgage is hereby released and the duplicate thereof is hereby returned to the mortgagor. All witness my hand this 5th day of April A.D. 1919.Recorded April 8 1919
Ethel Huff Register of Deeds.

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between

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hereby covenant and

estate of inheritance

this grant is intended

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DOLLARS,

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(SEAL)

(SEAL)

A. D. 1919,

a Notary Public

writing, and duly

and year last above

ke

Notary Public.

M.

ister of Deeds.

Deputy.