

MORTGAGE RECORD

This Indenture Made this fourteenth day of May in the year of our Lord one thousand nine hundred and nineteen, between W. M. Dremmon and Rose L. Dremmon his wife of Lawrence, in the County of Douglas and State of Kansas, of the first part, and Charles A. Corner of Lawrence, Kansas of the second part:

WITNESSETH, That the said part us of the first part, in consideration of the sum of Three Thousand (\$3000.00) DOLLARS to them duly paid, the receipt of which is hereby acknowledged, have ss sold, and by these presents do grant, bargain, sell and mortgage to the said part us of the second part, and 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 North West quarter of the North West quarter of section Eight (8) township Thirteen (13) range Twenty (20) East of the Sixth Principal Meridian, containing Forty (40) Acres more or less

with the appurtenances, and all the estate, title and interest of the said part us of the first part therein. And the said W. M. Dremmon and Rose L. Dremmon, his wife do herby covenant and agree that at the delivery hereof they 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 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 Three Thousand (\$3000.00) DOLLARS,

according to the terms of one certain promissory note this day executed by said W. M. Dremmon and Rose L. Dremmon, his wife to the said part us of the second part; said note being given for the sum of Three Thousand (\$3000.00) DOLLARS, dated May 14, 1919, 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 10 coupons of 90.00 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 us 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 us 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 us of the second part, and all sums paid by the part us of the second part for insurance, shall be due and payable or not, at the option of the part us of the second part; and it shall be lawful for the part us of the second part us 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 us of the second part us 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 us making such sale, on demand, to the said parties of the first part heirs and assigns. IN TESTIMONY WHEREOF, The said part us 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

BE IT REMEMBERED, That on this 14th day of May A. D. 1919, before me, the undersigned, a Notary Public in and for said County and State, came W. M. Dremmon and Rose L. Dremmon, his wife, who are 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 June 24 1922

This instrument was filed for record on the 20 day of May A. D. 1919, at 1:15 o'clock P.M.

Estelle Porteous Register of Deeds.

By _____ Deputy.

Following is endorsed on the original instrument.

The above described having been paid in full, this mortgage is hereby released and the lien thereby created discharged.

As witness my hand this 27th day of June A. D. 1922

Lawrence, Kansas

Charles A. Corner

Recorded April 7-1932.

By E. S. Christensen

Register of Deeds.

The following is endorsed on the original instrument.

May 19

In Assignment Number 65464