

MORTGAGE.

This indenture, Made this ninth day of March in the year of our Lord thousand nine hundred eighteen, between T. M. Corcoran and Edna M. Corcoran, his wife, of Lawrence in the County of Douglas and State of Kansas, of the first part, and L. A. Hunter of the second part,

WITNESSETH, That the said parties of the first part, in consideration of the sum of Fifteen Hundred and no/100 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 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:

The North fifty (50) feet of lot No. ten (10), in Block No. Eleven (11) of Babcock's Enlarged addition to the City of Lawrence, in said Douglas County, Kansas.

with the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said parties of the first part 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 well warrant and defend the same against all claims whatsoever.

THIS GRANT IS intended as a Mortgage to secure the payment of the sum of Fifteen Hundred and no/100 Dollars, due and payable in ten years from date thereof, with interest thereon from date at six per cent per annum, according to the terms of one certain promissory note this day executed and delivered by said T. M. Corcoran and Edna M. Corcoran, his wife, to the said party of the second part; and this conveyance shall be void if such payment be made as in said note and in this instrument specified.

And the said parties of the first part hereby agree to pay all taxes and assessments levied and assessed against said premises before any costs or penalties shall accrue thereon, and to keep the buildings erected and to be erected on said premises insured in favor of the second party or his assigns, in the sum of Fifteen Hundred and no/100 Dollars, in some responsible insurance company authorized to do business in the State of Kansas, in default whereof said party of the second part may pay such taxes, and any penalties and costs which may have accrued thereon, and as will effect such insurance at the expense of said first parties, and such taxes, penalties, costs and insurance, shall from the date of payment be an additional lien under this mortgage, on said above described premises, and shall bear interest at the rate of twelve per cent per annum. But if default be made in the payment of said note or any part thereof, or any interest thereon, or of the taxes, or if the insurance is not kept up thereon, then this conveyance shall become absolute, and the whole amount specified in said note and the interest thereon, and all taxes and insurance paid by said second party or his assigns, become and be due and payable, or not, at the option of said second party or assigns, said option to be exercised without any notice whatever; and it shall be lawful for the party 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 party 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 according to the provisions of this instrument, together with the costs and charges of making such sale, and the overplus, if any there be, shall be paid by the party making such sale on demand to the said parties of the first part, their heirs or assigns.

IN TESTIMONY WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

T. M. Corcoran, (SEAL)
Edna M. Corcoran, (SEAL)

State of Kansas,)
Douglas County,) ss.

Be it Remembered, That on this ninth day of March A. D. 1918, before me, John C. Emick, a Notary Public in and for said County and State, came T. M. Corcoran and Edna M. Corcoran, his wife, to me personally known to be the same persons who executed the foregoing instrument, and duly acknowledged the execution of the same.

In witness whereof, I have hereunto subscribed my hand and affixed my official seal on the day and year last above written.

John C. Emick,
Notary Public.

My Commission expires January 13, 1920

Recorded March 9, 1918,
At 1:10 o'clock P.M.

Edna M. Corcoran
Register of Deeds,
Lawrence, Kansas
Deputy.

RECORDED MARCH 17 1918
L. A. Hunter
Notary of Deeds
\$1500
Received of T. M. Corcoran, Edna M. Corcoran, his wife, in full satisfaction of the within mortgage.
The sum of Fifteen Hundred and no/100 Dollars, in full satisfaction of the within mortgage.
Edna M. Corcoran, his wife, in full satisfaction of the within mortgage.
The sum of Fifteen Hundred and no/100 Dollars, in full satisfaction of the within mortgage.
Edna M. Corcoran, his wife, in full satisfaction of the within mortgage.
The sum of Fifteen Hundred and no/100 Dollars, in full satisfaction of the within mortgage.
Edna M. Corcoran, his wife, in full satisfaction of the within mortgage.