

State of Kansas, )  
County of Wyandotte, ) ss.

On this 17th day of August A.D. 1920, before me, a Notary Public in and for said county, personally appeared Louisa C. Don Carlos and H. E. Don Carlos, her husband, to me known to be the persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Witness, my hand and official seal, the day and year last above written.

My commission expires Dec. 6, 1920.

(L.S.)

Florene Parsons,  
Notary Public.

Recorded August, 19, 1920, .  
at 4:20 o'clock P.M.

*Estelle Nothrup*  
Register of Deeds,  
*Florence*  
deputy.

#### MORTGAGE.

This indenture, made the second day of August A.D. 1920 between Louisa C. Don Carlos and H. E. Don Carlos, her husband of the County of Douglas and State of Kansas, parties of the first part, and The Union Mortgage and Investment Company, a corporation organized and existing under the laws of Kansas, located at Kansas City, Wyandotte County, Kansas, party of the second part,

Witnesseth, that the said parties of the first part, in consideration of the sum of Twenty-five Hundred and no/100 Dollars in hand paid, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, convey and confirm to the said party of the second part, its successors and assigns, the following described real estate in the County of Douglas and State of Kansas, to wit:

The north one hundred seventeen and one half (17½) feet of lot numbered twelve (12) in Block Numbered four (4) in Babcock's addition to the city of Lawrence, Douglas County, Kansas.

To have and to hold the same, with the appurtenances thereto belonging or in anywise appertaining, including any right of homestead and every contingent right or estate therein and all land reverting to said real property on streets and public grounds adjacent thereto having been or hereafter being vacated, unto the said party of the second part, its successors and assigns forever; the intention being to convey an absolute title in fee to said premises.

And the said parties of the first part hereby covenant that they are lawfully seized of said premises and have good right to convey the same; that said premises are free of all incumbrances and that they will warrant and defend the same against the lawful claims of all persons whomsoever.

Provided, However, that if the said Parties of the first part shall pay, or cause to be paid to the said party of the second part, its successors or assigns, the principal sum of \$2500.00 on the first day of August, 1923, with interest thereon at the rate of six per annum, payable on the first day of February and August in each year, together with interest at the rate of ten per centum per annum on any installment of interest which shall not have been paid when due, and on said principal sum after the same becomes due or payable, according to the tenor and effect of a promissory note, bearing even date herewith, executed by the said Louisa C. Don Carlos and H. E. Don Carlos, and payable at the office of The Union Mortgage and Investment Company, in Kansas City, Kansas; and shall perform all and singular the covenants herein contained then this mortgage to be void, otherwise to remain in full force and effect.

And the said parties of the first part do hereby covenant and agree to pay or cause to be paid the principal sum and interest above specified in manner aforesaid, together with all costs and expenses of collection, and all costs and expenses, including attorney's fees, if any there shall be, paid by the said party of the second part, its successors or assigns, in maintaining the priority of this mortgage.

And the said parties of the first part do further covenant and agree, until the debt hereby secured is fully satisfied, to pay all legal taxes and assessments levied under the laws of the State of Kansas, on said premises or on this mortgage, or on the note or debt hereby secured, before any penalty for non-payment attaches thereto; also to abstain from the commission of waste on said premises, and to keep the buildings thereon in good repair and insured to the amount of \$2500.00 against loss by fire and \$2500.00 against loss by wind storms, in insurance companies acceptable to the said party of the second part, its successors or assigns, and to assign and deliver to it or them, all policies of insurance on said buildings, and the renewals thereof.

And it is agreed by said first parties that the party of the second part, its successors or assigns, may make any payment necessary to remove or extinguish any prior outstanding title, lien or encumbrance on the premises hereby conveyed, and may pay any unpaid taxes or assessments charged against said property, and may insure said property, if default be made in the covenant to insure; and sums so paid and all other sums paid by second party, its successors and assigns, under the covenants or agreements in this mortgage, shall become a lien upon the above described real estate, and be secured by this mortgage, and may be recovered with interest, at ten per centum per annum in any suit for the foreclosure of this mortgage. In case of such foreclosure, said real estate shall be sold without appraisement.

And the said parties of the first part do further covenant and agree that in case of default in payment of any installment of interest or in the performance of any of the covenants or agreements herein contained, then, or at any time thereafter during the continuance of such default, the said party of the second part, its successors or assigns, may without notice, declare the entire debt hereby secured immediately due

The following is a true and correct copy of the foregoing mortgage as recorded in the office of the Register of Deeds of the County of Douglas, State of Kansas, on the 19th day of August, 1920, at 4:20 o'clock P.M.

This mortgage was recorded in the office of the Register of Deeds of the County of Douglas, State of Kansas, on the 19th day of August, 1920, at 4:20 o'clock P.M.

The Union Mortgage and Investment Company, a corporation organized and existing under the laws of Kansas, located at Kansas City, Wyandotte County, Kansas, party of the second part, its successors and assigns, the following described real estate in the County of Douglas and State of Kansas, to wit: The north one hundred seventeen and one half (17½) feet of lot numbered twelve (12) in Block Numbered four (4) in Babcock's addition to the city of Lawrence, Douglas County, Kansas.

Recorded Sept. 5, 1920  
by Ellen H. Hays, D.P.  
Register of Deeds