

MORTGAGE RECORD NO. 58

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This Indenture, Made this 22nd day of January in the year of our Lord nineteen hundred Twenty between Fred O. Richardson and Clara A. Richardson his wife of Lawrence in the County of Douglas and State of Kansas, of the first part, and J. M. Stonaker or Tillie Stonaker of the second part:

WITNESSETH That the said part us of the first part, in consideration of the sum of Eleven Thousand Five Hundred (\$11,500.00) 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 part us of the second part their 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: A part of the North Sixty acres of the South East Quarter of Section Thirty Five (35), Township Twelve (12), Range Nineteen (19), described as commencing at a point on the South boundary of said 60 acres, 100 rods West of the South East corner of said 60 acres, thence North 32 rods, thence East parallel with the said South boundary, 100 rods to the Eastern boundary of said 60 acres, thence North along said Eastern boundary, 17 1/2 rods, thence West parallel with the North boundary of said 60 acres, 60 rods, thence North 10 3/4 rods to said North boundary, thence along said North boundary 100 rods to the North West corner of said 60 acres, thence South along the West boundary of said 60 acres, 60 rods to the South West corner thereof, thence East 60 rods to the place of beginning, with all the appurtenances, and all the estate, title and interest of the said part us 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 owner of the premises, above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances.

This Grant is intended as a Mortgage to secure the payment of the sum of Eleven Thousand Five Hundred dollars according to the terms of five certain notes this day executed and delivered by the said parties of the first part to the said part us of the second part privilege of paying \$100.00 or multiple thereof as hereby granted. Parties of the first part agree to keep buildings insured in the sum of not less than \$600.00 and this conveyance shall be void if such payments be made as herein specified. But if default be made in such payment, or any part thereof, or interest thereon, or the taxes, or if the insurance is not kept up thereon, then this conveyance shall become absolute, and the whole amount shall become due and payable, and it shall be lawful for the said part us of the second part, their executors, administrators and assigns, at any time thereafter to sell the premises hereby granted, or any part thereof, in the manner prescribed by law; and out of all the moneys arising from such sale to retain the amount then due for principal and interest, together with the cost and charges of making such sale, and the overplus, if any there be, shall be paid by the part us making such sale, on demand, to said parties of the first part heirs and assigns. This mortgage given in part payment of the purchase price of said premises

IN WITNESS WHEREOF, The said part us of the first part has us hereunto set their hands and seal the day and year first above written.

Signed, Sealed and Delivered in the presence of Fred O. Richardson (SEAL) Clara A. Richardson (SEAL)

STATE OF KANSAS,
Douglas County ss.
BE IT REMEMBERED, That on this 22nd day of January A. D. 1920 before me, John C. Emick a Notary Public in and for said County and State, came Fred O. Richardson and Clara A. Richardson his wife to me personally known to be the same person who executed the foregoing instrument 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 January 13, 1924 John C. Emick Notary Public.
Filed for Record the 3 day of March D. 1920, at 11:35 o'clock A.M.
Estelle Northrup Register of Deeds
Deputy.

Recorded March 23rd 1920
Estelle Northrup Register of Deeds
J. C. Emick Notary Public

For Assignment See Book 63 Page 93

PEOPLES STATE BANK