

MORTGAGE RECORD NO. 58

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. Shonaker, or Tillie Shonaker of the second part:

WITNESSETH That the said part us of the first part, in consideration of the sum of Three Thousand and no/100 DOLLARS, to them duly paid, the receipt of which is hereby acknowledged, ha we 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: Lot sixty seven (67) on Pinkney Street in Block Forty one (41) in that part of the City of Lawrence, known as West Lawrence.

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 owners of the premises, above granted, and seized of a good and inalienable 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 Three Thousand dollars according to the terms of one certain note this day executed and delivered by the said parties of the first part to the said part us of the second part parties of the first part agree to keep the premises insured in the sum of not less than \$3000 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. Privilege of paying \$100 or multiple

IN WITNESS WHEREOF, The said part us of the first part ha we hereunto set their hand, 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 us 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

Filed for Record the 3rd day of March A. D. 1920 at 11:40 o'clock A. M.
Eschelle D. Orthaus Register of Deeds
Deputy.

For assignment See Book 62 Page 93

Recorded May 24 1922
John C. Emick, Notary Public
L. S. Richardson, Esq.
Theresa Mariea described herein as the wife of Fred O. Richardson is hereby released and the said mortgage is hereby dissolved. As witness my hand and official seal this 24th day of May, A. D. 1922.
John C. Emick, Notary Public
(Seal)