

MORTGAGE RECORD NO. 58

This Indenture, Made this sixth day of April in the year of our Lord nineteen hundred twenty between John McNick and Helen Root McNick, his wife of Lawrence in the County of Douglas and State of Kansas, of the first part, and Mrs. S. E. DuBoise of the second part:

WITNESSETH That the said parties of the first part, in consideration of the sum of Ten hundred and no 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 her 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 west twenty five acres of the South half of the Northeast quarter Section twenty six (26) Township Thirteen (13) Range Twenty (20) County and State aforesaid.

with all the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said John McNick and Helen Root McNick, his wife 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 Ten hundred and no Dollars according to the terms of one certain note this day executed and delivered by the said John McNick and Helen Root McNick to the said party of the second part payable three years from date at 10% interest interest payable semi annually. Privilege granted to make partial payments of principal and interest at any time. 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 party of the second part, her 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 sales to retain the amount then due for principal and interest, together with the cost and charges of making such sales, and the overplus, if any there be, shall be paid by the party making such sale, on demand, to said John McNick and wife, heirs and assigns.

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

Signed, Sealed and Delivered in the presence of

John McNick (SEAL)
Helen Root McNick (SEAL)
(SEAL)

STATE OF KANSAS,

Douglas County ss.

BE IT REMEMBERED, That on this 6th day of April A. D. 1922, before me, Adolph Litz Jr. a Notary Public in and for said County and State, came John McNick and Helen Root McNick and 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 name and affixed my official seal on the day and year last above written

My Commission Expires January 29th 1923

Adolph Litz Jr. Notary Public.

Filed for Record the 9 day of April A. D. 1922, at 8:30 o'clock A.M.
Estelle Northrup Register of Deeds
Ferne Glara Deputy.

Recorded Dec. 15, 1931.

John E. Cunningham
Register of Deeds.

in the day and year first above written

Witness my hand and seal this 10th day of April 1922.
John E. Cunningham
Register of Deeds.

Recorded Dec. 9 1922