

## MORTGAGE RECORD—59.

This Indenture, Made this 10th day of December in the year of our Lord one thousand nine hundred twenty, between Emma S. Stugard and O. H. Stugard her husband, of Lawrence, in the County of Douglas and State of Kansas, of the first part, and Watkins National Bank of the second part:

Witnesseth, That the said part of the first part, in consideration of the sum of Three Thousand DOLLARS, to them duly paid, the receipt of which is hereby acknowledged, have we sold, and by these presents do grant, bargain, sell and mortgage to the said part of the second part, its successors 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 South half of Lot Number eighteen (18) on Crockney Street. The South half of Lot Number Twenty (20) on Crockney Street, City of Lawrence.

with the appurtenances, and all the estate, title and interest of the said part of the first part therein. And the said parties of the first part do hereby covenant and agree that at the delivery hereof they 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 will warrant and defend the same against all claims whatsoever. This grant is intended as a Mortgage to secure the payment of the sum of Three Thousand Dollars DOLLARS,

according to the terms of a certain promissory note this day executed by said parties of the first part to the said part of the second part; said note being given for the sum of Three Thousand DOLLARS, dated December 10th, 1920, due and payable in one year from date thereof,

with interest thereon from the date thereof until paid according to the terms of said note and two coupons of \$150.00 Dollars each thereto attached. And this conveyance shall be void if such payment be made as in said note and coupons thereto attached, and as hereinafter specified. And the said parties of the first part agree to pay all taxes assessed on said premises before any penalties or costs shall accrue on account thereof, and to keep the said premises insured in favor of said mortgagee, in the sum of Three Thousand DOLLARS, in some insurance company satisfactory to said mortgagee, in default whereof the said mortgagee may pay the taxes and accruing penalties, interests and costs, and insure the same at the expense of the parties of the first part, and the expense of such taxes and accruing penalties, interest and costs, and insurance, shall, from the payment thereof, be and become an additional lien under this mortgage upon the above described premises, and shall bear interest at the rate of 10 per cent. per annum. But if default be made in such payment, or any part thereof or interest thereon or the taxes assessed on said premises or if the insurance is not kept up thereon, then this conveyance shall become absolute, and the whole principal of said note and interest thereon, and all taxes and accruing penalties and interest and costs thereon remaining unpaid or which may have been paid by the parties of the first part, and all sums paid by the parties of the first part for insurance, shall be due and payable or not, at the option of the parties of the first part of the second part; and it shall be lawful for the parties of the first part of the second part, its successors 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 parties of the first part of the second part, its successors or assigns, and out of all the moneys arising from such sale to retain the amount then due or to become due according to the conditions of this instrument, together with the costs and charges of making such sale, and the over-plus, if any there be, shall be paid by the parties of the first part of the second part, its successors or assigns, on demand, to the said parties of the first part of the second part, its successors or assigns.

In Testimony Whereof, The said parties of the first part have we hereunto set their hand and seal the day and year last above written.

Signed, sealed and delivered in presence of

Emma S. Stugard (SEAL)

O. H. Stugard (SEAL)

STATE OF KANSAS,

Douglas County, ss.

Be it Remembered, That on this 10th day of December A. D. 19 20, before me, G. F. Flynn, a Notary Public in and for said County and State, came Emma S. Stugard and O. H. Stugard her husband who are persons to me personally known, to be the same person who executed the foregoing instrument of writing, 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 April 10 19 23 G. F. Flynn Notary Public.

This instrument was filed for record on the 10 day of Dec. A. D. 19 20, at 5:00 o'clock P.M.

Estelle Northrup Register of Deeds.  
By                      Deputy.

Recorded January 10th 1922  
Estelle Northrup Register of Deeds

Watkins Nat'l Bank  
C. H. Tucker Clerk

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