

MORTGAGE RECORD—59.

This Indenture, Made this 6th day of February in the year of our Lord one thousand nine hundred twenty-two, between Peter Hastie, a widower, of Lawrence, in the County of Douglas and State of Kansas, of the first part, and J. D. McNeill of the second part:

Witnesseth, That the said part 2d of the first part, in consideration of the sum of Two hundred and no/100 DOLLARS, to him duly paid, the receipt of which is hereby acknowledged, has he sold, and by these presents does grant, bargain, sell and mortgage to the said part 1st of the second part, his 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:

All of Lot 8 (88) situated in the Fair Grounds Addition an Addition to the city of Lawrence, Douglas County, Kansas as per the the recorded plat thereof.

with the appurtenances, and all the estate, title and interest of the said part 2d of the first part therein. And the said Peter Hastie do hereby covenant and agree that at the delivery hereof he is the lawful owner of the premises above granted and seized of a good and infeasible estate of inheritance therein, free and clear of all incumbrances, and that he 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 Two hundred and no/100 DOLLARS, according to the terms of one certain promissory note this day executed by said

Peter Hastie to the said part 2d of the second part; said note being given for the sum of Two hundred and no/100 DOLLARS, dated February 6th, 1922, due and payable in three year from date thereof, with interest thereon from the date thereof until paid according to the terms of said note and six coupons of eight 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 part 2d of the first part hereby agree to 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 one 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 part 2d 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 part 2d of the second part, and all sums paid by the part 2d of the second part for insurance, shall be due and payable or not, at the option of the part 2d of the second part; and it shall be lawful for the part 2d of the second part, his executors, administrators 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 part 2d of the second part, his executors, administrators 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 part 2d making such sale, on demand, to the said

Peter Hastie heirs and assigns.
In Testimony Whereof, The said part 2d of the first part has he hereunto set his hand and seal the day and year last above written.

Signed, sealed and delivered in presence of

STATE OF KANSAS,

Douglas County, 22.

Be it Remembered, That on this 7 day of Feb A.D. 1922, before me, Peter Hastie, a Notary Public in and for said County and State, came

to me personally known to be the same person who executed the within 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 Jan 31 1924 F. Henry Perkins Notary Public.

This instrument was filed for record on the 10 day of Feb A. D. 1922, at 2:10 o'clock P.M.

Estelle Northrup Register of Deeds.
By F. Henry Perkins Deputy.