

MORTGAGE RECORD—59.

This Indenture, Made this First day of June

year of our Lord one thousand nine hundred, twenty-one in the
Hosford Investment & Mortgage Company
of Lawrence, in the County of Douglas and State of Kansas, of the first part, and
Cory B. Calmeyer of the second part:

Witnesseth, That the said party of the first part, in consideration of the sum of Thirteen Hundred (\$1300.00) Dollars, to it duly paid, the receipt of which is hereby acknowledged, has sold, and by these presents does grant, bargain, sell and mortgage to the said party 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:

The North One (1) acre of the East Two (2) acres of the North Four (4) acres of the South Two (2) acres of the North Fifteen (15) acres of the South Nineteen (19) acres of the North-west Quarter of the South-east Quarter of Section Six (6) Township Thirteen (13) Range Twenty (20) less the North-east Quarter thereof.

with the appurtenances, and all the estate, title and interest of the said party of the first part therein. And the said party of the first part does hereby covenant and agree that at the delivery hereof it is 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, and that it 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 Thirteen Hundred (\$1300.00) Dollars,

according to the terms of one certain promissory note, this day executed by said Hosford Investment and Mortgage Company, to the said party of the second part; said note being given for the sum of Thirteen Hundred (\$1300.00) Dollars,

dated June 4, 1921, due and payable in five years from date thereof, with interest thereon from the date thereof until paid according to the terms of said note and 16 coupons of \$82.00 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 party of the first part hereby agrees 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 Fifteen Hundred (\$1500.00) 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 party 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 party of the second part, and all sums paid by the party of the second part for insurance, shall be due and payable or not, at the option of the party of the second part; and it shall be lawful for the party 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 party 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 party of the second part making such sale, on demand, to the said party of the first part his heirs and assigns.

In Testimony Whereof, The said party of the first part has hereunto set its hand and seal the day and year last above written.

Signed, sealed and delivered in presence of

(Corp. Seal)

Hosford Investment & Mortgage Co. (SEAL)

By: C. B. Hosford Pres. (SEAL)

By: E. J. Arnold Secy

STATE OF KANSAS,

Douglas County, } ss.

Be it Remembered, That on this 19th day of December A. D. 1921, before me,

Hosford Investment & Mortgage Co. by its President, C. B. Hosford,
and Secretary, E. J. Arnold

who are 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. 27 1923. F. B. Whipple Notary Public.

This instrument was filed for record on the 11 day of Feb'y A. D. 1922, at 11:40 o'clock A.M.

Estelle Northrup Register of Deeds.

By Ferne Buckner Deputy.