

MORTGAGE RECORD-59.

This Indenture, Made this Twentieth day of February in the year of our Lord one thousand nine hundred, twenty-two between Walter H. Kenyon and Melia Kenyon, his wife. of Jefferson in the County of Jefferson and State of Kansas, of the first part, and The Mansfield Landmortgage Company of Topeka, Kansas. of the second part:

Witnesseth, That the said party us of the first part, in consideration of the sum of Three Thousand (\$3000.00) 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 to of the second part to 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 Three (3) of B. F. Smiths Subdivision of Lots Sixteen (16), Seventeen (17), Eighteen (18) and Nineteen (19) of Block Fifteen (15) of Babcock Enlarged. Addition to the City of Lawrence, Kansas, and of Lots Twelve (12) and Thirteen (13) in Block Three (3) of Cranktons Subdivision of Block Fifteen (15) of Babcock Enlarged Addition to the City of Lawrence, Douglas County, Kansas.

with the appurtenances, and all the estate, title and interest of the said party 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 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 (\$3000.00) DOLLARS, according to the terms of one certain promissory note this day executed by said

Parties of the first part to the said party us of the second part; said note being given for the sum of Three Thousand (\$3000.00) DOLLARS, dated March 2, 1922, due and payable in 1000 in 3 years + \$200 in 5 yr year from date thereof, with interest thereon from the date thereof until paid according to the terms of said note and 10 coupons of 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 us of the first part hereby 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 (\$3000.00) 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 us 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 us of the second part, and all sums paid by the party us of the second part for insurance, shall be due and payable or not, at the option of the party us of the second part; and it shall be lawful for the party us of the second part, its 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 us of the second part, its 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 us making such sale, on demand, to the said parties of the first part, heirs and assigns.

In Testimony Whereof, The said party us of the first part have hereunto set their hand at and seal this the day and year last above written.

Signed, sealed and delivered in presence of

Walter H. Kenyon (SEAL)

Melia Kenyon (SEAL)

STATE OF KANSAS,

Douglas County, ss.

Be It Remembered, That on this 20th day of February A. D. 1922 before me, C. B. Hoeford a Notary Public in and for said County and State, came Walter H. Kenyon and Melia Kenyon, his wife,

(p.p.) whom I personally know, to be the same persons us 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.

C. B. Hoeford Notary Public

My Commission expires January 24, 1922

This instrument was filed for record on the 2 day of March A. D. 1922 at 1:35 o'clock P.M.

Estelle Norchrap Register of Deeds.

By Gerne Elora Deputy.

The following is endorsed on the original instrument.  
The note herein described having been paid in full, this mortgage is hereby released and the lien thereby created is hereby released.  
As witness my hand this 27th day of September A. D. 1922  
Melia Kenyon

Recorded Sept 20 1922  
Blair B. Christensen Register of Deeds

For Assignment - See Bk. 67 - Pg. 64