

MORTGAGE RECORD-59.

This Indenture, Made this 1st day of October in the year of our Lord one thousand nine hundred Twenty Three, between J. W. Ineegas and Louisa E. Ineegas, his wife of Lawrence in the County of Douglas and State of Kansas, of the first part, and

W. D. Wells of the second part:

Witnesseth, That the said parties of the first part, in consideration of the sum of

Fifteen Hundred & 40/100 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 parties 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 Half of Lot Numbered Five (5) and all of Lot Numbered Four (4) in Block Numbered Twenty Five (25) all in Sinclair's Addition to the City of Lawrence.

with the appurtenances, and all the estate, title and interest of the said parties 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 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 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 Fifteen Hundred DOLLARS,

according to the terms of the certain promissory note, this day executed by said

parties of the first part

to the said parties of the second part; said note being given for the sum of

Fifteen Hundred DOLLARS,

dated October 1st 1923, 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 ten coupons of 45 years from date thereof,

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 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 not less than Two 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 second part, and all sums paid by the parties of the second part for insurance, shall be due and payable or not, at the option of the parties of the second part; and it shall be lawful for the parties 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 parties 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 parties of the second part, his executors, administrators or assigns, on demand, to the said parties of the first part heirs and assigns.

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

Signed, sealed and delivered in presence of

STATE OF KANSAS,

Douglas County, } ss.

Be it Remembered, That on this 6th day of November A. D. 1923 before me, the undersigned J. W. Ineegas and Louisa E. Ineegas, his wife a Notary Public in and for said County and State, came

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 September 15th 1926. C. J. Hilkey Notary Public.

This instrument was filed for record on the 8th day of Nov. A. D. 1923, at 11 o'clock A.M. W. D. Wells Register of Deeds.

By _____ Deputy.

The following is enforced on the original instrument. The same herein described having been paid in full, this mortgage is hereby released and the lien thereby created discharged.

As witness my hand this 20th day of February A. D. 1932.

Sumner F. Wells Register of Deeds.

Recorded Mar. 22 1932.
C. E. Armstrong
Register of Deeds.