

MORTGAGE RECORD-59.

This Indenture, Made this 15th day of July in the year of our Lord one thousand nine hundred Twenty-five, between Olive P. Brush, a widow of Lawrence in the County of Douglas and State of Kansas, of the first part, and Harry H. Wellman of the second part:

Witnesseth, That the said part y of the first part, in consideration of the sum of Two Thousand & no/100 (\$2000.00) DOLLARS, to her duly paid, the receipt of which is hereby acknowledged, in as sold, and by these presents do grant, bargain, sell and mortgage to the said part y 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:

Lot 198, Ohio Street,
City of Lawrence, Kansas

Reg. No. 922
Fee Paid \$5.00

with the appurtenances, and all the estate, title and interest of the said part y of the first part therein. And the said party of the first part do es hereby covenant and agree that at the delivery hereof she the said 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 she 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 Thousand & no/100 (\$2000.00) DOLLARS, according to the terms of one certain promissory note this day executed by said

party of the first part to the said part y of the second part; said note being given for the sum of Two Thousand & no/100 (\$2000.00) DOLLARS, dated July 15, 1925, due and payable in five year as from date thereof, with interest thereon from the date thereof until paid according to the terms of said note and 10 coupons of \$60.00

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 part y 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 Two Thousand & no/100 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 y 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 y of the second part, and all sums paid by the part y of the second part for insurance, shall be due and payable or not, at the option of the part y of the second part; and it shall be lawful for the part y 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 part y 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 y making such sale, on demand, to the said party of the first part heirs and assigns.

In Testimony Whereof, The said part y of the first part ha as hereunto set her hand and seal the day and year last above written.

STATE OF KANSAS,

Douglas County, ss.

Be it Remembered, That on this 16th day of July A. D. 1925, before me, the undersigned, a Notary Public in and for said County and State, came Olive P. Brush, a widow

who is personally known to be the same person who executed the foregoing instrument of writing, and aduly 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 Dec. 29 1925

Bernice E. Jones

Notary Public.

This instrument was filed for record on the 18 day of July

A. D. 1925, at 9:45 o'clock PM.

L. B. Wellman

Register of Deeds.

By Deputy

The following is enforced on the original instrument:

The note herein described having been paid in full, this mortgage is hereby released and the lien thereby created discontinued.

As witness my hand this 27th day of Nov. 1925

Charles B. Stogdill, Register of Deeds

4th Regiment for Deeds 67 Page 1755

Nov. 30 1925
Paid E. Wellman
Register of Deeds