

MORTGAGE RECORD—59.

Reg. # 1087

Sept. 1, 1925

This Indenture, Made this 11th day of September in the year of our Lord one thousand nine hundred and twenty-five, between Mrs. Olive P. Brush, a widow of Lawrence in the County of Douglas and State of Kansas, of the first part, and

Harry Hutchings of the second part: Witnesseth, That the said party of the first part, in consideration of the sum of Five Hundred \$700 DOLLARS, to her duly paid, the receipt of which is hereby acknowledged, has sold, and by these presents do 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:

Lot numbered One Hundred Ninety Eight (198) on Ohio Street, in the City of Lawrence,

This mortgage is subject to a first mortgage for \$2000.00 given by same grantor to the same grantee appearing of record in book 59 at page 389 records of Douglas County, Kansas.

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

do hereby covenant and agree that at the delivery thereof, she 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 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 Five Hundred (\$500.00) DOLLARS,

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

party of the first part

of the said party of the second part; said note being given for the sum of

Five Hundred \$700.00 DOLLARS,

dated September 11th 1925, due and payable in one year from date thereof,

with interest thereon from the date thereof until paid according to the terms of said note.

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 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 Five Hundred \$700 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 provided 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 first party or her heirs and assigns.

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

Signed, sealed and delivered in presence of

Mrs. Olive P. Brush (SEAL)

STATE OF KANSAS,

Douglas County,

Be it Remembered, That on this 11th day of September A. D. 1925, before me,

L. S. the undersigned, Mrs. Olive P. Brush - a widow woman,

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 15 1926. E. J. Hickey Notary Public.

This instrument was filed for record on the 14th day of September A. D. 1925, at 9 o'clock AM.

E. J. Wellman Register of Deeds.

By _____ 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 discharged.
 As witness my hand this 16th day of Sept. A.D. 1926
Harry Hutchings
 Notary Public

Recorded Sept. 17th 1925
E. J. Wellman
 Register of Deeds