

Reg. No. 1750  
Fee Paid 1.75

MORTGAGE RECORD—59.

The following is a true and correct copy of the original instrument.

Recorded Dec. 17 - 1928

Joe E. Wellman  
Register of Deeds

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 discharged.

Attest my hand this 15 day of December, A. D. 1928

Josephine E. Rutherford

C. H. Tucker

This Indenture, Made this fifth day of May in the year of our Lord one thousand nine hundred twentieth six  
A. A. Burns and Myrtle Burns Husband & wife  
of Lawrence in the County of Douglas and State of Kansas, of the first part, and  
Josephine E. Rutherford of the second part:

Witnesseth That the said parties of the first part, in consideration of the sum of Seven Hundred Fifty & no/100 - DOLLARS,  
to them duly paid, the receipt of which is hereby acknowledged, have we sold, and by these presents do grant, bargain, sell and mortgage to the said  
part y of the second part, her 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 No Eighty seven (87) on Connecticut Street  
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 Seven hundred and fifty DOLLARS,  
according to the terms of a certain promissory note, this day executed by said parties of the first part

to the said part of the second part; said note being given for the sum of Seven hundred fifty & no/100 DOLLARS,  
dated May 5<sup>th</sup> 1926, due and payable in five - 26,25 - year from date thereof,

with interest thereon from the date thereof until paid according to the terms of said note and ten coupons of 26,25 - 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 One 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, he 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, or their executors, administrators or assigns, at any time thereafter, to sell the premises hereby granted, or any part thereof, in the manner prescribed by law, appraisalment hereby waived or not, at the option of the parties of the second part, or their 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, on demand, to the said parties of the first part, their heirs and assigns.

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

Signed, sealed and delivered in presence of  
C. H. Tucker -

A. A. Burns (SEAL)  
Myrtle Burns (SEAL)

STATE OF KANSAS,  
Douglas County, ss.

L. S.

Be it Remembered, That on this 15<sup>th</sup> day of May A. D. 19 26 before me,  
A. F. Flinn - A Notary Public in and for said County and State, came  
A. A. Burns and Myrtle Burns husband and wife

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 April 10 19 27  
This instrument was filed for record on the 17 day of May

A. F. Flinn - Notary Public.  
Joe E. Wellman Register of Deeds.  
By \_\_\_\_\_ Deputy.

Attest:  
Joe E. Wellman Register of Deeds.