

MORTGAGE.

This Mortgage, Made this 28th day of October in the year of Our Lord One Thousand Nine Hundred twenty one by and between Maude S. Gates, formerly Maude I. Spencer and Oliver H. Gates, her husband of the County of Jackson and State of Missouri parties of the first part, and Neva J. Morris party of the second part,

Witnesseth; that said parties of the first part, for and in consideration of the sum of Three Hundred (\$300.00) Dollars, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto the said party of the second part, and to her heirs and assigns forever, all of the following described tracts, pieces, and parcels of land lying and situate in the County of Douglas and State of Kansas, to wit:

The North Fifty (50) feet of Lot No. Four (4) and the South fifty (50) feet of lot No. Three (3) in Block No. Ten (10) of Babcock's Enlarged Addition to the City of Lawrence.

To have and to hold the same with all and singular, the hereditaments and appurtenances thereto belonging, unto the said party of the second part, and to her heirs and assigns forever, provided always, and this instrument is made, executed and delivered upon the following conditions, to wit:

Whereas, Maude S. Gates and Oliver H. Gates, her husband, the said parties of the first part have this day made, executed and delivered to the said party of the second part their promissory note of even date herewith, by which they promise to pay to the said Neva J. Morris or order, for value received Three Hundred (\$300.00) Dollars, due January 1 1923 with interest from date to maturity at the rate of seven per cent per annum, payable semi-annually, as evidenced by....for the sum of \$.....each, falling due on theday ofin each year, both principal and interest notes are payable at.....and bear interest from maturity until paid at the rate ofper cent per annum, payable semi-annually.

Now, if the said Maude S. Gates and Oliver H. Gates, her husband, shall well and truly pay, or cause to be paid, the sum of money in said note mentioned, with the interest thereon, according to the tenor and effect of said note, then these presents shall be null and void. But if said sum of money or either of them, or any part thereof, or any interest thereon, be not paid when the same become due, then, and in that case, the whole of said sum and interest shall, at the option of said party of the second part or assigns, by virtue of this mortgage, immediately become due and payable; or, if the taxes and assessments of every nature which are or may be assessed against said land and appurtenances, or either of them, or any part thereof, are not paid at the time when the same are by law made due and payable, then in like manner the said note, and the whole of said sum shall immediately become due and payable; and upon forfeiture of this mortgage, or in case of default in any of the payments herein provided for, the party of the second part, her heirs, executors administrators and assigns, shall be entitled to a judgment for the sum due upon said note and the additional sums paid by virtue of this mortgage, and all costs and expenses of enforcing the same, as provided by law, and a decree for the sale of said premises in satisfaction of said judgment, foreclosing all rights and equities in and to said premises of said parties of the first part, their heirs and assigns, and all persons claiming under them, at which sale, appraisal of said property is hereby waived by said parties of the first part, and all benefits of the homestead, exemption and stay laws of the State of Kansas are hereby waived by said parties of the first part. And the said parties of the first part shall and will at their own expense from the date of the execution of this mortgage until said note and interest and all liens and charges by virtue hereof, are fully paid off and discharged, keep the building erected and to be erected on said lands, insured in some responsible insurance company duly authorized to do business in the state of Kansas, to the amount ofDollars, for the benefit of the said party of the second part or his assigns; and in default thereof said party of the second part may at his option effect such insurance in ownname, and the premium or premiums, costs, charges and expenses for effecting the same shall be an additional lien on said mortgaged property and may at his option pay any taxes or statutory liens against said property, all of which sums with ...per cent interest may be endorsed and collected in the same manner as the principal debt hereby secured.

And the said parties of the first part hereby covenant and agree that at the delivery hereof said Maude S. Gates and Oliver H. Gates, her husband are the lawful owners of the premises above granted and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrance and that they will warrant and defend the same in the quiet and peaceable possession of said party of the second part her heirs and assigns forever; against the lawful claim of all persons whomsoever.

In witness whereof, the said parties of the first part have hereunto set their hands the day and year first above written.

Executed and delivered in presence of

Maude S. Gates,
Oliver H. Gates,
State of Missouri,)
County of Jackson,)ss.

Be it remembered, that on this 28th day of October A.D. 1921, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Maude S. Gates, formerly Maude I. Spencer, and Oliver H. Gates, her husband, who are personally known to me to be the same persons who executed the within instrument of writing, and such persons duly acknowledged the execution of the same.

THIS FOLLOWING IS GUARANTEED BY THE ORIGINAL DEED AND
Received of Maude S. Gates, Oliver H. Gates, her husband, the sum of Three Hundred and no/100 Dollars, in full satisfaction of the within Mortgage.
1922
Joe Engler

Recorded Aug 30 1922
Galle 7 2 1/2 pgs. 1922
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In Return See Book 62 Page 214