

MORTGAGE RECORD No. 38.

MORTGAGE Standard Form. SAM'L DODSWORTH BOOK CO., LEAVENWORTH, KAN.

This Indenture, Made this 24th day of March in the year of our Lord, one thousand thirteen hundred and two (1912), between S. A. John and Ida John (his wife) of Douglas in the County of Douglas and State of Kansas, of the first part, and G. M. Walter of the second part:

Witnesseth, That the said parties of the first part, in consideration of the sum of Eight hundred and fifty (\$850⁰⁰) 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 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:

The east half (1/2) of the north west quarter (1/4) of section number eight (8) Township number thirteen (13) south of range twenty (20) East of sixth (6) principle meridian, containing eighty (80) acres according to government survey. Said parties of the first part shall have the privilege of paying the whole or any part of this mortgage at any time and interest shall cease on the amount paid.

with all the appurtenances, and all the estate, title and interest of the said part of the first part therein. And the said S. A. John and Ida John (his wife) do hereby covenant and agree that at the delivery hereof they are 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 except on mortgage dated December 29, 1900 and on which there is due \$750⁰⁰ and which party of the second part assumes This Grant is intended as a Mortgage to secure the payment of the sum of \$850⁰⁰

according to the terms of One certain Note this day executed and delivered by the said parties of the first part to the said party of the second part and due in three years, with interest at 6% per annum payable semi-annually.

and this conveyance shall be void if such payments be made as herein specified. But if default be made in such payment, or any part thereof, or interest thereon, or the taxes, or if the insurance is not kept up thereon, then this conveyance shall become absolute, and the whole amount shall become due and payable, and it shall be lawful for the said party of the second part his executors, administrators and assigns, at any time thereafter to sell the premises hereby granted, or any part thereof, in the manner prescribed by law; and out of all the moneys arising from such sales to retain the amount then due for principal and interest, together with the costs and charges of making such sales, and the overplus, if any there be, shall be paid by the party making such sale, on demand, to the said S. A. and Ida John, their heirs and assigns.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hand and seal the day and year first above written.

Signed, Sealed and Delivered in Presence of

D. H. Menger

S. A. John (SEAL.)

Ida John (SEAL.)

(SEAL.)

STATE OF KANSAS,
County of Douglas COUNTY, ss.

BE IT REMEMBERED, That on this 24th day of March A. D. 1912, before me

D. H. Menger

a Notary Public in and for said County and State, came

S. A. John and Ida John (his wife)

to me personally known to be the same

person who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name written set my hand and affixed my official seal on the day and year last above

My Commission Expires Sept 16 1914

D. H. Menger

Notary Public

Filed for Record the 27th day of March A. D. 1912, at 8³⁰ o'clock A. M.

G. J. Johnson

Register of Deeds

The following is endorsed on original instrument:
The note herewith described having been paid in full the mortgage
is hereby released, and the lien thereby created, discharged.
As Witness my hand this 27th day of Sept. 1903
D. H. Menger

Recorded Nov. 2nd A.D. 1903
Attest
Register of Deeds
By J. B. Brown

In consideration of full pay-
ment of the within mortgage.