

MORTGAGE RECORD No. 40.

FIRST MORTGAGE - SANITARY ESTATE CO. LEAVENWORTH, KAN. No. 1244

This Indenture, Made this 19th day of February in the year of our Lord Nineteen Hundred and four between Susan Briggs and Henry C. Briggs her wife (being of lawful age) of the County of Douglas and State of Kansas, of the first part, and Wildor S. Metcalf of Leavenworth of the second part.

Witnesseth, That the part us of the first part, in consideration of the sum of \$325 DOLLARS Three hundred twenty five in hand paid, the receipt whereof is hereby acknowledged, do sold and by these presents do grant, bargain sell and convey to the said party of the second part, his heirs and assigns forever, the following tract or parcel of land situated in the County of Douglas and State of Kansas, described as follows, to wit: The North forty eight and one half acres of the East One hundred and five, and the (10.5th) acre of the North east quarter of Section Thirty (30) in Township Twenty (20) of Range Twenty (20)

with the appurtenances and all the estate, title and interest of the said part us of the first part therein. And the said part us of the first part 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, that they have good right to sell and convey said premises, and that they will warrant and defend the same against the lawful claims of all persons.

This Grant is Intended as a Mortgage to secure the payment of the Sum of \$325 DOLLARS, and interest thereon, according to the terms of one certain mortgage note and it interest notes or coupons, this day executed by the said parties of the first part to wit:

Note No. 1, for Three hundred twenty five Dollars, due March 1st, 1904
Note No. 2, for _____ Dollars, due _____, 190
Note No. 3, for _____ Dollars, due _____, 190

all dated February 19th 1904, payable to Wildor S. Metcalf or order, at the IMPORTERS' AND TRADERS' NATIONAL BANK, of New York City V., with interest payable semi-annually on the first day of March and Sept in each year, according to coupons attached to said note. The part us of the first part further agree that they will pay all taxes and assessments upon the said premises before they shall become delinquent; and they will keep the buildings on said property, insured for \$ in some approved Insurance Company, payable, in case of loss, to the mortgagee or assigns, and deliver the policy to the mortgagee as collateral security thereon.

Now, if such payments be made as herein specified, this conveyance shall be void, and shall be released upon demand of the part us of the first part. But if default be made in the payment of said principal sum, or any part thereof, or at interest thereon, or of said taxes or assessments, as provided, or if default be made in the agreement to insure, then this conveyance shall become absolute, and the whole of said principal and interest shall immediately become due and payable at the option of the party of the second part, and in case of such default of any sum covenanted to be paid, for the period of ten days after the same becomes due, the said first part do agree to pay to said second party or his assigns, interest at the rate of ten per cent. per annum, computed semi-annually on said principal note, from date thereof to the time when the money shall be actually paid, and any payments made on account of interest shall be credited in said computation, so that the total amount of interest collected shall be and not exceed the legal rate of ten per cent. per annum; but the party of the second part may pay any unpaid taxes charged against said property, or insure said property if default be made in keeping up insurance, and may recover for all such payments, with interest at ten per cent. per annum, in any suit for foreclosure of this mortgage; and it shall be lawful for the part us 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 prescribed by law, appraisement waived or not, at the option of the party of the second part, 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, and interest at ten per cent. per annum, from the time of said default until paid, together with the costs and charges of making such sale, to be taxed as other costs in the suit.

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

Susan Briggs (SEAL)
Henry C. Briggs (SEAL)

ACKNOWLEDGMENT.

STATE OF KANSAS,
County of Douglas
BE IT REMEMBERED, That on this 19th day of Feb A. D. 1904, before me, a Notary Public in and for said County and State, came Susan Briggs and Henry C. Briggs her husband to me personally known to be the same persons described in, and who executed the foregoing mortgage, and duly acknowledged the execution thereof.

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 January 23rd 1905

Filed for Record the 19th day of February A. D. 1904, at 10³⁰ o'clock P. M.
By J. C. Lawrence Deputy.
A. W. Armstrong Register of Deeds.

The foregoing is a true and correct copy of the original instrument.
The note herein described having been paid in full, this mortgage is hereby released, and the lien thereby created is discharged.
Witness my hand and seal this 25th day of March 1906.
Wildor S. Metcalf
Recorded. Feb. 25 - 1906. A. W. Armstrong Reg. of Deeds by Edmund Armstrong Dep.

Filed for Record February 23rd 1904
Attest: A. W. Armstrong
Notary Public
My Comm. Expires January 23rd 1905
This Indenture, Made this 19th day of February in the year of our Lord Nineteen Hundred and four between Susan Briggs and Henry C. Briggs her wife (being of lawful age) of the County of Douglas and State of Kansas, of the first part, and Wildor S. Metcalf of Leavenworth of the second part. Witnesseth, That the part us of the first part, in consideration of the sum of \$325 DOLLARS Three hundred twenty five in hand paid, the receipt whereof is hereby acknowledged, do sold and by these presents do grant, bargain sell and convey to the said party of the second part, his heirs and assigns forever, the following tract or parcel of land situated in the County of Douglas and State of Kansas, described as follows, to wit: The North forty eight and one half acres of the East One hundred and five, and the (10.5th) acre of the North east quarter of Section Thirty (30) in Township Twenty (20) of Range Twenty (20) with the appurtenances and all the estate, title and interest of the said part us of the first part therein. And the said part us of the first part 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, that they have good right to sell and convey said premises, and that they will warrant and defend the same against the lawful claims of all persons. This Grant is Intended as a Mortgage to secure the payment of the Sum of \$325 DOLLARS, and interest thereon, according to the terms of one certain mortgage note and it interest notes or coupons, this day executed by the said parties of the first part to wit: Note No. 1, for Three hundred twenty five Dollars, due March 1st, 1904 Note No. 2, for _____ Dollars, due _____, 190 Note No. 3, for _____ Dollars, due _____, 190 all dated February 19th 1904, payable to Wildor S. Metcalf or order, at the IMPORTERS' AND TRADERS' NATIONAL BANK, of New York City V., with interest payable semi-annually on the first day of March and Sept in each year, according to coupons attached to said note. The part us of the first part further agree that they will pay all taxes and assessments upon the said premises before they shall become delinquent; and they will keep the buildings on said property, insured for \$ in some approved Insurance Company, payable, in case of loss, to the mortgagee or assigns, and deliver the policy to the mortgagee as collateral security thereon. Now, if such payments be made as herein specified, this conveyance shall be void, and shall be released upon demand of the part us of the first part. But if default be made in the payment of said principal sum, or any part thereof, or at interest thereon, or of said taxes or assessments, as provided, or if default be made in the agreement to insure, then this conveyance shall become absolute, and the whole of said principal and interest shall immediately become due and payable at the option of the party of the second part, and in case of such default of any sum covenanted to be paid, for the period of ten days after the same becomes due, the said first part do agree to pay to said second party or his assigns, interest at the rate of ten per cent. per annum, computed semi-annually on said principal note, from date thereof to the time when the money shall be actually paid, and any payments made on account of interest shall be credited in said computation, so that the total amount of interest collected shall be and not exceed the legal rate of ten per cent. per annum; but the party of the second part may pay any unpaid taxes charged against said property, or insure said property if default be made in keeping up insurance, and may recover for all such payments, with interest at ten per cent. per annum, in any suit for foreclosure of this mortgage; and it shall be lawful for the part us 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 prescribed by law, appraisement waived or not, at the option of the party of the second part, 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, and interest at ten per cent. per annum, from the time of said default until paid, together with the costs and charges of making such sale, to be taxed as other costs in the suit. IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seals the day and year first above written. Susan Briggs (SEAL) Henry C. Briggs (SEAL) ACKNOWLEDGMENT. STATE OF KANSAS, County of Douglas BE IT REMEMBERED, That on this 19th day of Feb A. D. 1904, before me, a Notary Public in and for said County and State, came Susan Briggs and Henry C. Briggs her husband to me personally known to be the same persons described in, and who executed the foregoing mortgage, and duly acknowledged the execution thereof. 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 January 23rd 1905 Filed for Record the 19th day of February A. D. 1904, at 10³⁰ o'clock P. M. By J. C. Lawrence Deputy. A. W. Armstrong Register of Deeds. The foregoing is a true and correct copy of the original instrument. The note herein described having been paid in full, this mortgage is hereby released, and the lien thereby created is discharged. Witness my hand and seal this 25th day of March 1906. Wildor S. Metcalf Recorded. Feb. 25 - 1906. A. W. Armstrong Reg. of Deeds by Edmund Armstrong Dep.

Not. Release in Book 571 Page 580