

## MORTGAGE RECORD No. 40.

FIRST MORTGAGE—SALM BROWN &amp; SON CO., LEAVENWORTH, KAN., No. 1201

This Indenture, Made this 24th day of September in the year of our Lord Nineteen  
Hundred and twenty between Anna M. Brown and J. Walter Brown her  
husband (being of lawful age) of the  
County of Douglas and State of Kansas, of the first part, and Wildier S. Metcalf, of  
Lawrence, Kansas of the second part.

Witnesseth, That the part 1st of the first part, in consideration of the sum of \$ 2000.

Two thousand DOLLARS  
to them in hand paid, the receipt whereof is hereby acknowledged, have 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 East half of the South One  
hundred ten acres of the Southwest quarter of Section Twenty-six (26)  
in Township Thirteen (13) of Range Eighteen (18)

with the appurtenances and all the estate, title and interest of the said part 1st of the first part therein. And the said part 1st 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 \$ 2000.  
Two Thousand DOLLARS, and interest thereon, according to the terms of a certain  
mortgage note and with interest notes, of coupons this day executed by the said parties of the first part.

Noted for  
Noted for  
Noted for  
all dated 1920, payable to Wildier S. Metcalf  
or order, at the Office of Wildier S. Metcalf, in Lawrence, Kansas  
IMPORTERS AND TRADERS NATIONAL BANK, of New York City

1st, with interest payable semi-annually on the first day of April and October in each year, according  
to coupons attached to said note. The part 1st 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 \$ 1000 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 thereto.

Now, if such payments be made as herein specified, this conveyance shall be void, and shall be released upon demand of the part 1st of the first part. But if default  
be made in the payment of said principal sum, or any part thereof, or any 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 so provided to be paid, for the period of ten days after the same becomes due, the said first part 1st  
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 part 2d 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 1st 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 part 2d  
of the second part, and out of all the moneys arising from such sale, to retain the amount of 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 part 1st of the first part have hereto set their hand and seal the day and year first above  
written.

Anna M. Brown. (SEAL)  
J. Walter Brown. (SEAL)  
(SEAL)

## ACKNOWLEDGMENT.

STATE OF KANSAS,  
County of Douglas ss.

BE IT REMEMBERED, That on this 24th day of Sept. A. D. 1920, before me, a  
Notary Public, in and for said County and State, came Anna M. Brown & J.  
Walter Brown her husband. to me personally known to be the same  
person described in, and who executed the foregoing mortgage, and duly acknowledged the execution thereof.

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

My Commission expires Jan 23, 1924  
(L.S.) G. M. Mantor  
Notary Public

Filed for Record the 25 day of Sept A. D. 1920, at 11:35 o'clock a M.

By Estelle T. Petrus Deputy, Register of Deeds.

The following is endorsed on the original instrument:  
 This note herein described, having been recorded in this mortgage record, and the first thereby created, discharged.  
 As witness my hand this 24th day of September, 1920.  
 Attest: Walter Brown  
Walter Brown  
Walter Brown

Remorse Dec 17 1920.  
 W. S. Brown  
 Register of Deeds.

For Acknowledgment See Book 57 Page 578

For Release See Book 67 Page 324