MORTGAGE RECORD No. 40. 188 FIRST\_MORTGAGE-MAN, DODATCHTH ROOK CO., LEATENNORT, RAN, NO. 1844. This Indenture, Made this Sixth day of february in the year of our Lord Nineteen Handred and twenty six between George Baker, a wildower \_(being of lawful age) of the and State of Kansas, of the first part, and Wilder A. Metcalf of Sawrence Kansas, of the second part. County of Douglas Witnesseth, That the part is of the first part, in consideration of the sum of \$\_1400 449 \$3.50 Fourteen hundred DOLLARS to Aum in hand paid, the receipt whereof is hereby acknowledged, ha sold and by these presents does grant, hargin sell and convey to the said party of the second part. <u>Aus</u> heirs and assigns forever, the following tract or parcel of land situated in the Conney of <u>Notice Why Second</u> (29) and State of Kansa, described as follows, to with Generating and State of Kansa, described as follows, to with Generating and State of Kansa, described as follows, to with Generating at a gain the sound of the source to furme in hand paid, the receipt whereof is hereby acknowledged, ha a sold and by these presents doze grant, bargain sell and convey to the with the appurtenances and all the estate, title and interest of the said part y of the first part therein. And the said part up of the first part do an ŝż hereby covenant and agree that at the delivery hereoi he in good and indefeasible estate of inheritance therein, free and clear of all incumbrances. that <u>he</u> has good right to sell and convey said 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 S 1400. premises, and that thereby created hearing Dollars, due The S tote No. 1, for\_ Dollars, due ī ote No. 2, for Dollars, due or order, at the INFORTERS AND TRADERS NATIONAL BANK, of S Note No. 3, for Laures ce Ka t d treat X-F., with interest payable semi-annually on the first day of February and August in each year, 4 the attached to soid note . The part gof the first part further agree that fie will pay all taxes and assessments upon the said premises before they shall become delinquent; and fit 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 thereto. Now, if such payments he made as herein specified, this convegance shall be void, and shall be released upon demand of the part  $\Delta pf$  the first part. Built default be made in the payment of said principal sum, or any part there(of or any interest thermon, or of said tars's or assessments, as provided, or if default he made in the strement to insure, then this convegance shall become absolute, and the whole of said parts's or assessments, as provided, or if default he made in the strement to insure, then this convegance shall become absolute, and the whole of said parts' or assessments, as provided, or if default he made in the the part of the second part; and in case of such default of any same overanted to be paid. for the period of ten days after the same becomes due, the said first part assite Ado gay to said second part; and in case of such default of any same overanted to be paid. for the period of ten days after the same becomes due, the said first part of interest of the second part; and in ot asseed the beal rate of ten per cent, per annun, computed semi-annually on said principal and of interest of the second part and not exceed the beal rate of ten per cent, per annun; to the same and part and part and not asseed the beal rate of ten per cent, per annun; the part M of the second part may any any mupfil tars's at ten per cent, per annun; the mater M of the second part and to rate, part if default be made in keeping up instants, and may recover for all sale payments, with interest at ten per cent, per annun; to as all for for colled met of this instrument, and interest all the local rate of the period of the same period. The same shall be according to the same period bears and part and out of all the noness are instight to many and the principal and it shall be avefal for the period of the many pay any pary part mupfil tars to a sage to a satify Insurance Company, payable, in case of loss, to the mortgagee or assigns, and deliver the policy to the mortgagee as collateral security thereto. IN WITNESS WHEREOF, The said part y of the first part ha v hereunto set his hand and seal the day and year first above written. Elcie E. Q. Geo. Baker (SEAL) (SEAL) (SEAL) corded ACKNOWLEDGMENT. STATE OF KANSAS, 1. 88. County of Dauglas day of February A. D. 1926, before me, a BE IT REMEMBERED, That on this 8 in and for said County and State, came Notary Public in and for said Con George Baker, a wedower 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 berento subscribed my name and affixed my official seal on the day and year last above written J. D. My Commission expires Jan 25 C. M. Manler notary Public 1928 A. D. 1926, at 3 2 o'clock P. M. . Register of Deeds. Filed for Record the 9 day of F.c.h Denuty. By