

MORTGAGE Standard Form - Journal Co. Printers, Binders and Blank Book Makers, Lawrence, Kan.

This Indenture, Made this third day of January in the year of our Lord, one thousand nine hundred & seven (1907) between Herbert N. Brechusen and Anna V. Brechusen his wife of Douglas in the County of Douglas and State of Kansas, of the first part, and Emma Balen of the second part:

Witnesseth, That the said part 1st of the first part, in consideration of the sum of Eighteen Hundred 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 part 2nd of the second part her 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 undivided three fourths of the East half and the North half of South West quarter of North West quarter of Section Thirteen (13) Township (13) Range Twenty (20) in Douglas County, Kans. Containing one hundred (100) acres more or less in entire tract.

with all the appurtenances, and all the estate, title and interest of the said part 1st of the first part therein. And the said Herbert Brechusen and Anna V. Brechusen 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.

This Grant is intended as a Mortgage to secure the payment of the sum of Eighteen Hundred dollars and the interest thereon according to the terms of One certain promissory note this day executed and delivered by the said Herbert N. Brechusen and Anna V. Brechusen to the said part 2nd of the second part her 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: Eighteen Hundred Dollars, Value received with interest at six per cent per annum, after date with paid interest payable semi-annually signed Herbert Brechusen and Anna V. Brechusen.

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 part 2nd of the second part her 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 cost and charges of making such sales, and the overplus, if any there be, shall be paid by the part 2nd of the second part her heirs and assigns.

IN WITNESS WHEREOF, The said part 1st 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

Herbert N. Brechusen, [SEAL]
Anna V. Brechusen, [SEAL]
[SEAL]

STATE OF KANSAS,

County of Douglas } ss.

BE IT REMEMBERED That on this 3d day of January A. D. 1907, before me

Charles A. Hill a Notary Public in and for said County and State, came Herbert N. Brechusen and Anna V. Brechusen 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 and affixed my official seal on the day and year last above written.

My Commission Expires January 17 - 1910

Charles A. Hill
Notary Public.

Filed for Record the 4 day of Jan. A. D. 1907 at 10 o'clock A. M.

Alfred Armstrong Register of Deeds.
By Alfred Armstrong Deputy.

The Kansas State Seal is hereby placed in the hands of the Register of Deeds, who is hereby created discharged. At witness my hand this day of January, A. D. 1907.

Emma Balen

Recorded Feb 18 1912
Alfred L. Lawrence
Register of Deeds