

MORTGAGE RECORD No. 43

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

This Indenture, Made this Eight day of December in the year of our Lord, 1906, hundred and Six 1906, between J. W. Combest and Christina A. Combest his wife of Douglas in the County of Douglas and State of Kansas, of the first part, and

James H. Weaver of East Liverpool Ohio of the second part: Witnesseth, That the said party of the first part, in consideration of the sum of Four Thousand six hundred & thirty five 1/10 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 of North East Quarter of the North West Quarter and the North one Hundred (100) acres of the North East Quarter, all in Section No. Three (3) in Township No. Thirteen (13) South of Range No. Twenty one (21) East of the Sixth principal Meridian Kansas. Containing one hundred and Twenty acres more or less.

with all the appurtenances, and all the estate, title and interest of the said part of the first part therein. And the said J. W. Combest and Christina A. Combest 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

\$4633.47

according to the terms of this certain Notes this day executed and delivered by the said J. W. Combest and Christina A. Combest to the said party of the second part

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 cost and charges of making such sales, and the overplus, if any there be, shall be paid by the part making such sale, on demand, to said J. W. Combest his heirs and assigns.

IN WITNESS WHEREOF, The said party 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

J. W. Combest (SEAL)
Christina A. Combest (SEAL)
(SEAL)

STATE OF KANSAS,

County of Douglas ss.

BE IT REMEMBERED, That on this 7 day of December A. D. 1906, before me

L. S. Steele a Notary Public in and for said County and State, came J. W. Combest and Christina A. Combest 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 June 20, 1910

Filed for Record the 8 day of Dec A. D. 1906, at 2 o'clock P. M.

L. S. Steele Notary Public.
Lawrence Kansas
W. Armstrong Register of Deeds.
E. C. Armstrong Deputy.

The following was entered on the original instrument
The note herein described having been paid in full this mortgage is
hereby released and the same is hereby acknowledged by the parties
and the 29th day of December 1906 James H. Weaver
J. W. Combest

Recorded Jan 13 1907
Thoyt Lawrence
Register of Deeds

This document is not to be used in any case where the original instrument
is not produced or where the instrument is not a mortgage. It is to be used only
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Recorded Feb 26 1907