

# MORTGAGE RECORD No. 49.

215

MORTGAGE STANDARD FORM. U. S. OFFICE OF THE REGISTER OF DEEDS, MINNAPOLIS, MINN.

This Indenture, Made this Twelfth day of September in the year of our Lord nineteen  
hundred and eleven, between Walter S. Richards and Lula Richards  
his wife of the Township of Leecroft in the County of  
Douglas and State of Kansas, of the first part, and

Elyabeth J. Seckin of the second part:

Witnesseth, That the said parties of the first part, in consideration of the sum of  
Two Thousand 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 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 East half and the South West Quarter of the South West  
Quarter of Section number twenty (20) in Township Twelve  
(12) of Range number (17) in said County and State containing  
One hundred and twenty acres more or less

with all the appurtenances, and all the estate, title and interest of the said party of the first part therein. And the said  
Parties 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.

This Grant is intended as a Mortgage to secure the payment of the sum of  
Two Thousand dollars  
according to the terms of One certain Mortgage Note this day executed  
and delivered by the said Parties of the first part to the said party of the second part  
payable for a term of Three years after date with interest at 6%  
semiannually according to Coupons attached to said note

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, 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 party making such sale, on demand, to said Parties of the first part their  
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

Hugh Blair

Walter S. Richards [SEAL]  
Lula Richards [SEAL]  
[SEAL]

STATE OF KANSAS,

Douglas County ss.

BE IT REMEMBERED that on this 12 day of September A. D. 1911, before me,

Hugh Blair, a Notary Public in and for said County and State, came  
Walter S. Richards and Lula W. Richards, 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 28 Dec 1913

Hugh Blair  
Notary Public.

Filed for Record the 13 day of Sept A. D. 1911, at 8 o'clock P.M.

Thayer S. Lawrence  
Register of Deeds.  
Deputy.

In consideration of full pay-  
ment of the within mortgage  
I hereby release the same to  
be a day of Sept 1911.  
[Signature]  
Register of Deeds.

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Notary Public.  
M.  
Register of Deeds.  
Deputy.