

MORTGAGE RECORD No. 49.

361

MORTGAGE STANDARD FORM. Gazette Co. Printers, Binders and Blank Book Makers, Lawrence, Kas.

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DOLLARS,
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in the County of Douglas,

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part 4 of the second part

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the day and year first above
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[SEAL]
[SEAL]

A. D. 1912, before me,
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ny official seal on the day and

Notary Public,
State of Kansas

k 4 M.

Deputy.

(The following is returned on the original instrument)
The note herein described having been paid in full, this mortgage is hereby released and the same is hereby created extinguished. As witness my hand and seal of office this 14th day of May, 1915.

Recorded May 14 1915

For Release See Book 62 Page 171

State of Kansas,
County of Douglas,
I, Cliff J. Berger, an unmarried man

Register of Deeds,
Lawrence, Kas.

This Indenture, Made this First day of March in the year of our Lord nineteen
hundred and twelve, between Cliff J. Berger, an unmarried
man of Douglas in the County of

Douglas and State of Kansas, of the first part and
State Bank of Home City of the second part:

Witnesseth, That the said part 4 of the first part, in consideration of the sum of
Twenty Seven Hundred DOLLARS,
to him duly paid, the receipt of which is hereby acknowledged, has sold, and by these presents do grant, bargain, sell and mortgage
to the said part 4 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 North Fractional Half (1/2) of the South West Fractional
Quarter (1/4) of Section Number Eleven (11) Township, number
thirteen (13), Range number Twenty (20) county and
State aforesaid, containing seventy (70) acres more
or less.

with all the appurtenances, and all the estate, title and interest of the said part 4 of the first part therein. And the said
Cliff J. Berger do hereby covenant and agree that
at the delivery hereof he is 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 except a mortgage of \$2000
given to S. C. Kilmore for three years, dated March 1
1912.

This Grant is intended as a Mortgage to secure the payment of the sum of
Twenty Seven Hundred
according to the terms of Two certain Notes this day executed
and delivered by the said Cliff Berger to the said part 4 of the second part
One note for \$2000.00 and one note for \$1700.00 both due
in five years from this date, interest seven per cent
per annum payable annually.

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 4 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 4 making such sale, on demand, to said Cliff J. Berger, his
heirs and assigns.

IN WITNESS WHEREOF, The said part 4 of the first part has hereunto set his hand and seal the day and year first above
written.

Signed, Sealed and Delivered in presence of

Cliff J. Berger [SEAL]

[SEAL]

[SEAL]

STATE OF KANSAS,
Douglas County } ss.

BE IT REMEMBERED, That on this 16 day of March A. D. 1912, before me,

C. F. Richards a Notary Public in and for said County and State, came

Cliff J. Berger, an unmarried man

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 April 4 1914

C. F. Richards
Notary Public.

Filed for Record the 18 day of March A. D. 1912, at 9 ⁴⁵ clock a M.

Floyd L. Lawrence Register of Deeds.

Deputy.