

MORTGAGE RECORD NO. 55.

This Indenture, Made this 27th day of January in the year of our Lord one thousand and one hundred and nineteen between W. Vase, Harry King, & Milton King, single Winnie R. Lederer, and Clyde Lederer, his heirs, Dora King single in the County of Douglas and State of Kansas, of the first part, and The Ballwin State Bank of the second part:

WITNESSETH, That the said party of the first part, in consideration of the sum of Eleven hundred twenty five DOLLARS, to them duly paid, the receipt of which is hereby acknowledged, he has sold, and by these presents do grant, bargain, sell and mortgage to the said party of the second part its successors 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 South half of the North east quarter Section (7) except the best ten (10) acres, and the South half (1/2) of the North west quarter (1/4) of Section Ten (10), all in Township fifteen (15) Range Nineteen (19)
(This mortgage is given for money to pay the balance of the debt of the James M. King estate as filed with W. M. Clark)

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.

Except a first mortgage of \$2500.00
 This Grant is intended as a Mortgage to secure the payment of the sum of Eleven hundred twenty five Dollars according to the terms of one certain note this day executed and delivered by the said parties of the first part to the said party of the second part due in three years with 7% interest 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 party of the second part its successors 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 of the first part their heirs and assigns.

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

Signed, Sealed and Delivered in presence of

W. Vase King (SEAL)
& Milton King (SEAL)
Winnie Lederer (SEAL)
Dora King (SEAL)
Clyde Lederer (SEAL)

STATE OF KANSAS,

Douglas County

BE IT REMEMBERED, That on this 5th day of February A. D. 19 19 before me,

W. M. Clark a Notary Public in and for said County and State, came W. Vase King, Milton King, Dora King, all single and Winnie Lederer and Clyde Lederer her husband 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 May 15th 19 19 W. M. Clark Notary Public.

Filed for Record the 10th day of February A. D. 19 19, at 9⁴⁰ o'clock A. M.
W. M. Hartshorn Register of Deeds.
W. C. Armstrong Deputy.

This mortgage is given for money to pay the balance of the debt of the James M. King estate as filed with W. M. Clark.
 2222-26
 1919
 W. Vase King
 Milton King
 Winnie Lederer
 Dora King
 Clyde Lederer
 W. M. Clark
 W. M. Hartshorn
 W. C. Armstrong