

MORTGAGE RECORD

thousand nine hundred

DOLLARS

part of the second

city six (6)
sk. Lato

part, as evidence by one

order of the said party of

and used \$100 Dollars

date

interest coupons therefor

as, and also promise and

and same to be collected

ty of the second part, its

or successors, may direct,

it may become liens upon

nce of this loan.

sums of money as may

extinguish or remove any

cent, per annum from the

said sum or sums of

same manner as the said

to become due herein speci-

covenants or agreements

ty of the second part, its

and profits thereof, and

its assigns or successors,

option of the legal holder

1 year first above written.

(SEAL)

(SEAL)

on this 28

the foregoing mortgage as

This Indenture, Made this 1st day of March in the year of our Lord one thousand nine hundred

and Twenty

WITNESSETH, that Fred W. Neis and Maude A. Neis, his wife

of the county of Douglas and State of Kansas, party of the first part, for and in consideration of

Six Thousand no

DOLLARS

Peter Bruchman
Conveys and Warrants to THE MERCHANTS' LOAN AND SAVINGS BANK, of Lawrence, Douglas County, Kansas, party of the second

part, its assigns or successors, the real estate, hereinafter described, situated in the county of Douglas and state of Kansas, to-wit:

The South West Quarter (1/4) of Sec. 15; The North Half (1/2) of the South East Quarter (1/4) of Sec. 15; The South Half (1/2) of the South West Quarter (1/4) of the North East Quarter (1/4) of Sec. 15; All of the South East Quarter (1/4) of the North East Quarter (1/4) of Sec. 15 less that part of the East side thereof comprising about Sec. (10) acres conveyed by Mrs. Woodward and Jacob A. Woodward, his wife, to Henry S. Woodward on March 15, 1897; less the following: Beginning at a point in the North West corner of the West three fourths (3/4) of the South East Quarter (1/4) of the North East Quarter (1/4) of said Sec. 15, thence running South Ten (10) rods; thence East sixteen (16) rods; thence North Ten (10) rods, thence West sixteen (16) rods to the place of beginning, containing more or less, more or less, and also two and one fourths (2 1/4) acres, described as follows: Commencing at the North East corner of the South East Quarter (1/4) of Section 16, thence West Eight (8) rods, thence South Eight (8) rods, thence East Eight (8) rods to Sec. line, thence North Forty Five (45) rods to place of beginning, all in Township Thirteen (13 T. 31 S.

To secure the said party of the second part, its assigns or successors, for an actual loan of money made to the said party of the first part, as evidence by one

certain Bond No. of even date herewith, in and by which said bond the party of the first part promises to pay to the order of the said party of

the second part, its assigns or successors, in lawful money of the United States of America, the principal sum of Six thousand Dollars,

on Three years from date with interest at the rate of Six per cent, per annum from date

until maturity and Six per cent, per annum after maturity or default, interest payable semi-annually according to interest coupons therefor

thereunto attached, both principal and interest being payable at the office of THE MERCHANTS' NATIONAL BANK, LAWRENCE, Kansas, and also promise and

agree that in case any interest on any of said sums shall remain unpaid after the same becomes due, then the entire sums covered by this bond and secured by

this Mortgage Deed, to become immediately due and payable at option of mortgagee, without any notice of any kind whatsoever, and same to be collected

in like manner as if the full time provided in said bond had expired.

It is Herely Expressly Agreed, That said first party shall insure the buildings that are insurable herein, in favor of the party of the second part, its

assigns or successors, against loss or damage by fire, in such sum and in such fire insurance companies as the second party, its assigns or successors, may direct,

and such insurance during the continuance of this loan.

It is Further Agreed, That the first party shall at all times keep the taxes and assessments of any and all kinds that may become liens upon

said premises fully paid and satisfied, and that said security shall remain and be kept as good as the same is now during the continuance of this loan.

It is Further Agreed, That the first party shall repay to the second party, its assigns or successors, all and every such sum or sums of money as may

have been paid by them, or any of them, for taxes or assessments, or for premiums and costs of insurance, or on account of, or to extinguish or remove any

prior or outstanding title, lien, claim or incumbrance on the premises hereby conveyed, with interest thereon at the rate of ten per cent, per annum from the

time the said sum or sums of money may have been respectively so advanced and paid, until the same are repaid. And all of which said sum or sums of

money and the interest to accrue thereon, shall also be a charge upon said premises, and shall be secured by this instrument in the same manner as the said

principal sum payable by the said bond is secured thereon.

It is Further Agreed, That in case of default in the payment of said bond, or any part thereof, or any of the sums of money to become due herein speci-

fied, according to the tenor and effect of said bond, or in the case of the breach by the said party of the first part, of any of the covenants or agreements

herein mentioned by the said first party to be performed, then and in that case, this conveyance shall become absolute, and the party of the second part, its

assigns or successors, be at once entitled to the possession of the said above described premises, and to have and receive all the rents and profits thereof, and

the said bond with interest accrued thereon and all moneys which may have been advanced and paid by the said second party, its assigns or successors,

with the aforesaid interest thereon, shall, thereupon, each and every one of them, become and be at once due and payable at the option of the legal holder

hereof.

In Testimony Whereof, The said party of the first part ha 22 hereunto set their hand and seal on the day and year first above written,

Fred W. Neis

(SEAL)

Maude A. Neis

(SEAL)

STATE OF KANSAS Douglas COUNTY, SS:

I, the undersigned, a Notary Public, in and for said County and State, do hereby certify that on this 28

day of March A. D. 1920, personally appeared before me Fred W. Neis and

Maude A. Neis his wife

to me personally known to be the identical person who executed and whose name have affixed to the foregoing mortgage as

grantor, and acknowledged the same to be their voluntary act and deed.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal on the day and year last above written.

(L.S.)

C. E. Gory

Notary Public.

Recorded March 3, 1920

Commission expires Dec. 16, 1922

at 3:25 O'clock P.M.

Estelle V. Atchison

Register of Deeds.

Notary Public.

1922

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