

## SATISFACTION.

Know all men by these presents, That in consideration of full payment of the debt secured by a mortgage made by Henry Martin to Hugh Blair dated August 9<sup>th</sup> 1910, recorded in mortgage Book 45 at page 594; and by the said Hugh Blair assigned to me Stella Boardman, which said assignment is dated the first day of September, A.D. 1910, which is recorded in Book 48 of Mortgages, page 72, of the records of Douglas County, Kansas, satisfaction of such mortgage is hereby acknowledged and the same is hereby released.

Dated this 27<sup>th</sup> day of September A.D. 1920.

Stella Boardman,

State of New York, )  
.....County, ) ss.

Re it remembered, that on this Oct. 1, 1920 day of..... A.D. 1920 before me, .....a Notary Public in and for said County and State, came Stella Boardman to me personally known to be the same person who executed the foregoing instrument of writing, 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.

Taylor D. Bidwell,  
Notary Public.

My commission expires March 30, 1921.

(L.S.)  
(Real shows Monroe County)

Recorded Oct. 4, 1920, "  
At 1:55 o'clock P.M.

*Estelle M. Nichols*  
Register of Deeds,  
Torne & Llewellyn  
Deputy.

## MORTGAGE.

This indenture, made the 30th day of September A.D. 1920, between William A. McPheters and Bertha A. McPheters, husband and wife of the County of Douglas and State of Kansas, party of the first part, and The Mutual Benefit Life Insurance Company, a corporation under the laws of New Jersey, located at Newark, Essex County, New Jersey, party of the second part,

witnesseth, that the said party of the first part, in consideration of the sum of Seven Thousand Dollars, in hand paid, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, convey and confirm to the said party of the second part, its successors and assigns, the following described real estate in the county of Douglas and State of Kansas, to wit:

The North Eighty (80) acres of that portion of the South west fractional quarter of Section Twenty three (23), in Township Fourteen (14), of Range Twenty (20), lying East of the west line of the Shawnee Reservation, and the North Eighty (80) acres of the South east quarter of Section Twenty three (23), in Township Fourteen (14), of Range Twenty (20), and containing One Hundred Sixty (160) acres in all.

As additional and collateral security for the payment of the note hereinafter described and all sums to become due under this mortgage, said party of the first part hereby assign to said party of the second part; its successors and assigns, all the rents, profits, revenues, royalties, rights and benefits accruing to said party of the first part under all oil and gas leases on said premises, with the right to receive the same and apply them to said indebtedness as well before as after default in the conditions hereof; and said party of the second part is further authorized to execute and deliver to the holder of any such oil and gas lease upon said premises a binding receipt for any payments made under the terms of said lease or leases and to demand, sue for and recover any such payments when due and delinquent; this assignment to terminate and become null and void upon release of this mortgage.

To have and to hold the same, with the appurtenances thereto belonging or in anywise appertaining, including any right of homestead and every contingent right or estate therein, unto the said party of the second part, its successors and assigns forever; the intention being to convey an absolute title in fee to said premises.

And the said party of the first part hereby covenant that they are lawfully seized of said premises and have good right to convey the same; that said premises are free and clear of all incumbrances; and that they will warrant and defend the same against the lawful claims of all persons whomsoever.

Provided, however, that if the said Party of the first part shall pay, or cause to be paid, to the said party of the second part, its successors or assigns, the principal sum of (\$7,000.) Seven Thousand Dollars, on the first day of October A.D. 1925, with interest thereon at the rate of six per cent. per annum, payable on the first day of April and October in each year, together with interest at the rate of ten per cent. per annum on any installment of interest which shall not have been paid when due, and on said principal sum after the same becomes due or payable, according to the tenor and effect of a promissory note, bearing even date herewith, executed by the said party of the first part and payable at the office of The Mutual Benefit Life Insurance Company, in Newark, New Jersey; and shall perform all and singular the covenants herein contained; then this mortgage to be void, and to be released at the expense of said party of the first part, otherwise to remain in full force and effect.

And the said party of the first part do hereby covenant and agree to pay, or cause to be paid, the principal sum and interest above specified, in manner aforesaid, together with all costs and expenses of collection, if any there shall be, and any costs, charges or attorney's fees incurred and paid by the said party of the second part, its successors or assigns, in maintaining the priority of this mortgage.

The following is endorsed on the original instrument:  
The Mutual Benefit Life Insurance Company has been paid in full, and this mortgage is hereby released.

April 15, 1925