

MORTGAGE RECORD NO. 58

This Indenture, Made the Nineteenth day of November in the year of our Lord Twentieth hundred and Eighteen between John P. Simmons and Margaret Simmons his wife of Marion Township in the County of Douglas and State of Kansas, of the first part, and

Hugh Blair of the second part:

WITNESSETH That the said part 1st of the first part, in consideration of the sum of Eight hundred 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 part 2d 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: One North West fractional quarter of Section Eighteen (18) Also situated in South West quarter of Section Seven (7) described as follows: Beginning at a point 80 rods West of center of said Section Seven (7) thence South 160 rods thence East 54 1/2 rods thence North 160 rods thence West 54 1/2 rods to beginning containing 54 1/2 acres, all in Township 14, Range 18, the 2 tracts herein described containing 109.43 acres more or less.

with all the appurtenances, and all the estate, title and interest of the said part 1st 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 owners of the premises, above granted, and seized of a good and inalienable 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

Eight hundred 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 part 2d of the second part payable 2 years after date with interest at 10% from maturity but in quarterly and undiminished interest represented by coupons payable semi-annually and 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 part 2d 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 sale to retain the amount then due for principal and interest, together with the cost and charges of making such sale, and the overplus, if any there be, shall be paid by the part 2d making such sale, on demand, to said parties of the first part their heirs and assigns.

IN WITNESS WHEREOF, The said part 1st of the first part has hereunto set their hand and seal the day and year first above written.

Signed, Sealed and Delivered in the presence of Jennie Watt John P. Simmons (SEAL) Margaret Simmons (SEAL)

STATE OF KANSAS, Douglas County } ss.

BE IT REMEMBERED, That on this 19th day of November A. D. 1918, before me, Jennie Watt a Notary Public in and for said County and State, came John P. Simmons and Margaret Simmons his wife

(L.S.) 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 30th March 1920 Jennie Watt Notary Public.

Filed for Record the 23rd day of Nov A. D. 1918, at 4:45 o'clock PM. Edith T. Guthrie Register of Deeds Deputy.

The following is entered on the original instrument.

This mortgage is intended as a mortgage to secure the payment of the sum of \$800.00. The rate herein described having been paid in full, this mortgage is hereby released and the said obligor is discharged. At witness my hand this 19th day of November, A. D. 1918. J. Egan, Register of Deeds.