

MORTGAGE RECORD NO. 58

This Indenture, Made this 21<sup>st</sup> day of February in the year of our Lord nineteen hundred twenty between Fred E. Haas and Nora V. Haas his wife of Baldwin City in the County of Douglas and State of Kansas, of the first part, and The Baldwin State Bank of the second part;

WITNESSETH That the said parties of the first part, in consideration of the sum of Two thousand 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 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 East half of the South East Quarter of Section Four (4) Township fifteen (15) Range Nineteen (19)

with all the appurtenances, and all the estate, title and interest of the said parcel of the first part therein. And the said Fred E. Haas and Nora V. Haas 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

This Grant is intended as a Mortgage to secure the payment of the sum of Two thousand according to the terms of one certain note this day executed and delivered by the said Fred E. Haas and Nora V. Haas to the said party of the second part see on two years with 8% 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, 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 party making such sale, on demand, to said Fred E. Haas and Nora V. Haas their heirs and assigns.

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

Signed, Sealed and Delivered in the presence of Fred E. Haas (SEAL) Nora V. Haas (SEAL)

STATE OF KANSAS, Douglas County ss.

BE IT REMEMBERED, That on this 21 day of February A. D. 1920, before me, H. M. Clark a Notary Public in and for said County and State, came Fred E. Haas and Nora V. Haas his wife 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 15 1923 H. M. Clark Notary Public

Filed for Record the 24 day of April A. D. 1920 at 11:25 o'clock A.M. Esther Warkup Register of Deeds

E. J. E. E. Deputy

Recorded June 14, 1921 - Corbett Nealhouse Register of Deeds. The above is returned to the original borrower.

These records abstracted have paid its full fee, therefore no further payment is required. The abstractor assumes no liability for errors in this abstract. As witness my hand this 22<sup>nd</sup> day of September 1921. The Baldwin State Bank - Fred E. Haas & Nora V. Haas