

MORTGAGE RECORD NO. 58

This Indenture, Made this first day of June in the year of our Lord nineteen hundred and twenty between Katherine McBlain and Baxter D. McBlain, her husband of Iola in the County of Allen and State of Kansas, of the first part, and Agnes Murtaugh of the second part:

WITNESSETH That the said parties of the first part, in consideration of the sum of Twenty five 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 party of the second part her 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: Lot Ninety two (92) on Lawrence Street, Lawrence, Kansas.

with all the appurtenances, and all the estate, title and interest of the said parties 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 indefeasible estate of inheritance therein, free and clear of all incumbrances whatsoever.

This Grant is intended as a Mortgage to secure the payment of the sum of Twenty five Hundred Dollars according to the terms of an certain note this day executed and delivered by the said parties of the first part to the said party of the second part payable in three yearly payments as follows: June 1, 1921, June 1, 1922 & June 1, 1923, with interest on deferred payments at 7% payable annually. and this conveyance shall be void if such payments be made as herein specified. But if default be made in such payments 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, her 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 second part, making such sale, on demand, to said parties of the first part, 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

Katherine McBlain (SEAL)
Baxter D. McBlain (SEAL)
(SEAL)

STATE OF KANSAS,

Allen County ss.

BE IT REMEMBERED, That on this 1st day of June A. D. 1922, before me, Mary Latic a Notary Public in and for said County and State, came Katherine McBlain and Baxter D. McBlain 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 December 10th 1922

Mary Latic Notary Public.

Filed for Record the 2 day of June A. D. 1922, at 11:45 o'clock A.M.
Estelle Westrup Register of Deeds
Ferns Flora Deputy.

For Release See Book 62 Page 141

The following is endorsed on the original instrument: O. C. 29 1922