

MORTGAGE RECORD NO. 58

This Indenture, Made this First day of December in the year of our Lord nineteen hundred twenty (1920), between Elmer F. Allen and M. B. Allen, his wife of Douglas in the County of Douglas and State of Kansas, of the first part, and William C. Richardson of the second part:

WITNESSETH That the said part ii of the first part, in consideration of the sum of Thirty five hundred + no/100 (\$3500.00) DOLLARS, to them duly paid, the receipt of which is hereby acknowledged, have made sold, and by these presents do grant, bargain, sell and mortgage to the said party 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:

The West half (1/2) of the Southeast quarter (1/4) of Section Twenty-eight (28), Township Thirteen (13) Range Twenty (20)

with all the appurtenances, and all the estate, title and interest of the said part ii 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.

This Grant is intended as a Mortgage to secure the payment of the sum of Thirty five hundred Dollars according to the terms of three certain notes this day executed and delivered by the said parties of the first part to the said party of the second part

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 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 party making such sale, on demand, to said Elmer F. Allen 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

Elmer F. Allen (SEAL)
M. B. Allen (SEAL)
(SEAL)

STATE OF KANSAS,

Douglas County ss.

BE IT REMEMBERED, That on this 15th day of December A. D. 1920, before me, Frank E. Banke a Notary Public in and for said County and State, came Elmer F. Allen and M. B. Allen, his wife to me personally known to be the same persons 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 November 8, 1922

Frank E. Banke
Notary Public.

Filed for Record the 15 day of Dec A. D. 1920, at 4:35 o'clock P.M.
Estelle Northrup Register of Deeds
Ernest J. Lord Deputy.

The following is evidence as to the original instrument, as being signed and the same being acknowledged. As witness my hand this 15th day of December, 1920.

William C. Richardson

Recorded March 7, 1922,
Estelle Northrup
Register of Deeds
Ernest J. Lord - Dep.

This instrument is returned to the original instrument.

Recorded March 7, 1922.