

MORTGAGE RECORD NO. 58

PEOPLES STATE BANK

When the following is confirmed on the original instrument  
The parties herein described having been paid in full, this mortgage is hereby released and the  
same shall be cancelled of record. As witness my hand and seal of the State of Kansas, at  
Topeka, Kansas, this 15th day of December, 1922.

Recorded March 7 1923  
E. Allen Northrup  
Register of Deeds  
James B. Northrup  
Deputy

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 and State of Kansas, of the first part, and  
Simpson Richardson of the second part;

WITNESSETH That the said parties 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 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 East half (1/2) of Southwest 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 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

...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 payment, or any part thereof, or inter-  
est 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  
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 making such sale, on demand, to said Elmer F. Allen  
his heirs and assigns.

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

Signed, Sealed and Delivered in the presence of  
Elmer F. Allen (SEAL)  
M. B. Allen (SEAL)

STATE OF KANSAS,  
Douglas County } ss.

BE IT REMEMBERED, That on this 15 day of December A. D. 1922, before me,  
Frank E. Banko 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 1923 Frank E. Banko Notary Public.

Filed for Record the 15 day of Dec A. D. 1922, at 5<sup>00</sup> o'clock P.M.  
Edwin Northrup Register of Deeds  
Ernest Flora Deputy.