

Key B. 11

12<sup>00</sup>

The following is endorsed on the original instrument:

This note herein described having been paid in full, this mortgage is hereby released and the lien thereby created discharged.

As witness my hand this

Attest

Recorded - Jan 4 1930

E. B. Drake  
Notary Public  
by Ellen H. Drake

This Indenture, Made this 30th day of April in the year of our Lord nineteen hundred and twenty one, between J. Breckenridge and Eliza Breckenridge, and J. Breckenridge and Vergie E. Breckenridge of Lawrence in the County of Douglas and State of Kansas, of the first part, and J. D. Montgomery of the second part:

WITNESSETH That the said parties of the first part, in consideration of the sum of Forty Eight Hundred (\$4800.00) 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 Southeast quarter (1/4) of Section Twelve (12) Township Fourteen (14) Range nineteen (19) here one and three tenths (1 3/10) acres to wit: the south west corner, and three hundred and sixty four (364) square feet to wit: the north side of said South East quarter (1/4) and less thirty (30) acres, more or less lying south and east of the public road on the east half (1/2) of said South East quarter (1/4) of Section Twelve (12), containing 120 acres more or less subject to two mortgages to Maxwell Investment Company aggregating \$4800.00

with all the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said J. Breckenridge and H. D. Breckenridge 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, except said two mortgages to the Maxwell Investment Company aggregating \$4800.00.

This Grant is intended as a Mortgage to secure the payment of the sum of Forty Eight Hundred (\$4800.00) according to the terms of one certain note this day executed and delivered by the said J. Breckenridge, Eliza Breckenridge, H. D. Breckenridge, Vergie E. Breckenridge of the second part payable to the Lawrence Trust Bank in five years with interest at 6% per annum payable semi-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 parties 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 J. Breckenridge and H. D. Breckenridge 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

J. Breckenridge (SEAL)  
Eliza Breckenridge (SEAL)  
H. D. Breckenridge (SEAL)  
Vergie E. Breckenridge (SEAL)

STATE OF Kansas

BE IT REMEMBERED, That on this 30 day of April A. D. 1921, before me, E. B. Drake a Notary Public in and for said County and State, came J. Breckenridge, Eliza Breckenridge, H. D. Breckenridge and Vergie E. Breckenridge to me personally known to be (not shown Douglas Co.) the same persons who executed the foregoing instrument and duly acknowledged 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 Jan 23rd 1925 E. B. Drake Notary Public.

Filed for Record the 2 day of May A. D. 1921, at 2:05 o'clock P.M.  
E. B. Drake Register of Deeds  
James Flora Deputy.