

MORTGAGE RECORD NO. 60

This Indenture, Made this 3rd day of March in the year of our Lord 1923 between Felix Tuckel and Clara Tuckel, his wife of Douglas and State of Kansas, of the first part, and Wichita Natl. Bank of the second part:

WITNESSETH That the said part 1st of the first part, in consideration of the sum of Five Thousand and no/100 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 part 2d of the second part its 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 South west quarter (1/4) of Section Thirtysix (36) Township Thirtyn (30) Range Nineteen (19) containing 160 acres more or less.

with all the appurtenances, and all the estate, title and interest of the said part 1st of the first part therein. And the said Felix Tuckel & Clara Tuckel 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 except a certain mortgage of \$8000.00 to the Central Trust Co. Topeka Kansas.

This Grant is intended as a Mortgage to secure the payment of the sum of Five Thousand Dollars according to the terms of one certain note this day executed and delivered by the said Felix Tuckel & Clara Tuckel to the said part 2d 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 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 part 2d of the second part, its 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 part 2d making such sale, on demand, to said Felix Tuckel and Clara Tuckel of their heirs and assigns.

IN WITNESS WHEREOF, The said part 1st of the first part have hereunto set their hand, and seal, on the day and year first above written.

Signed, Sealed and Delivered in the presence of Felix Tuckel (SEAL) Clara Tuckel (SEAL)

STATE OF Texas } Douglas County } ss. 3rd day of March A. D. 1923, before me, Notary Public in and for said County and State, came

Felix Tuckel and Clara Tuckel his wife to me personally known to be the same person, 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 March 20 1924 D. B. Asher Notary Public.

Filed for Record the March 6 day of March A. D. 1923 at 10:20 o'clock 10 M. Felix Tuckel Register of Deeds Deputy

The following is endorsed on the original instrument.
received and the lien thereby created discharged.
As witness my hand this 2nd day of July A.D. 1928
Joseph H. Miller
John Anger
For Assignment
Dec 13th 1928 Page 285