

MORTGAGE RECORD NO. 63

417

RAWL, LODGEWORTH STATIONERY CO KANSAS CITY MO 64110

This Indenture, Made this 6th day of August in the year of our Lord 1925, between Charles Kurtz and Sophia Kurtz, his wife of Johnson in the County of Johnson and State of Kansas, of the first part, and Emma D. Kohler of the second part:

WITNESSETH That the said parties of the first part, in consideration of the sum of Fifty-five hundred \$5,000- 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 y 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:

The South West quarter of the Northeast Quarter and the South half of the North West Quarter of Section Nineteen Township thirteen Range Twenty one, 120 acres more or less.

with all the appurtenances, and all the estate, title and interest of the said part ies 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 two mortgages due to the Central Trust Company for \$4,725.-

This Grant is intended as a Mortgage to secure the payment of the sum of Fifty five hundred dollars - according to the terms of one certain note this day executed and delivered by the said parties of the first part to the said part y of the second part interest at the rate of 6% payable semi-annually from October 1st 1925-

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 part y 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 part y making such sale, on demand, to said parties of the first part heirs and assigns.

IN WITNESS WHEREOF, The said part ies 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 Charles Kurtz (SEAL) Sophia Kurtz (SEAL)

STATE OF Kansas ss. Douglas County BE IT REMEMBERED, That on this 6th day of August A. D. 1925 before me, Adolph Lutz Jr. a Notary Public in and for said County and State, came Charles Kurtz and Sophia Kurtz 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 January 29th 1927 Adolph Lutz Jr. Notary Public. Filed for Record the 2 day of Sept A. D. 1925, at 10 o'clock A. M. Spa E. Wellman Register of Deeds. Deputy.

Pay \$5,000.00
1065
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The following is endorsed on the original instrument:
The note herein described having been paid in full, this mortgage is hereby released and the lien thereby created discharged.
As witness my hand this 21st day of October A. D. 1926
Emma D. Kohler

Recorded Oct 22 - 1926
Spa E. Wellman
Register of Deeds