

MORTGAGE RECORD NO. 63

429

Reg. No. 1171

Fee Paid 3.75

SANL DOWORTH STATIONERY CO KANSAS CITY MO 64101

This Indenture, Made this 14th day of October in the year of our Lord nineteen hundred and twenty five, between James S. Daniels and Edna E. Daniels his wife of Lawrence in the County of Douglas and State of Kansas, of the first part, and Rhoda Perkins as guardian of the person and estate of Herbert Eugene Perkins and Jeanette Perkins of the second part:

WITNESSETH That the said part ies of the first part, in consideration of the sum of Fifteen Hundred (\$1500.00) DOLLARS, to them duly paid, the receipt of which is hereby acknowledged, ha ve 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:

Lot number Thirty-two (32) in Breezedale, an addition to the city of Lawrence, Douglas County, Kansas

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 owner ies of the premises, above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances

this being a first mortgage on the above described property This Grant is intended as a Mortgage to secure the payment of the sum of \$1500.00 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

Rhoda Perkins as guardian of said minors, said note due in 3 years and drawing 6% interest from date payable semi annually 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 her 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 ha ve hereunto set their hands and seal the day and year first above written.

Signed, Sealed and Delivered in the presence of

James S. Daniels (SEAL)

Edna E. Daniels (SEAL)

(SEAL)

STATE OF Kansas ss.

Douglas County BE IT REMEMBERED, That on this 14th day of October A. D. 1925, before me,

A. F. McClanahan a Notary Public in and for said County and State, came

James S. Daniels and Edna E. Daniels his wife

L.S. to me personally known to be

the same person ies 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 Apr. 20 19 29 A. F. McClanahan Notary Public.

Filed for Record the 15 day of Oct A. D. 1925, at 8 o'clock A. M.

Geo. E. Wellman Register of Deeds.

Deputy.

The following is endorsed on the original instrument:

The note herein described has been paid in full, this mortgage is hereby released and the lien thereon is extinguished.

As witness my hand and seal this 14th day of June A. D. 1925.

Notary Public in and for the State of Kansas
Herbert Eugene Perkins and Jeanette Perkins
Minors

1915

June 17

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public