

MORTGAGE RECORD 66

303

FROM

Charles Weidman and Olive Weidman his wife.

TO

Merchants Loan & Savings Bank

STATE OF KANSAS, DOUGLAS COUNTY, ss.

This instrument was filed for record on the 10th day of April A. D. 1924, At 10:20 A. M.

By

Jesse E. Wellman
Jesse Wellman
Register of Deeds.
Deputy.

THIS INDENTURE, Made this thirty-first day of March hundred and twenty-four between Charles Weidman and Olive Weidman, his wife

of in the County of Douglas and State of Kansas part 108 of the first part, and Merchants Loan and Savings Bank

WITNESSETH, that the said part 108 of the first part, in consideration of the sum of Eight Hundred DOLLARS, to them duly paid, the receipt of which is hereby acknowledged, have sold, and by this indenture do Grant, Bargain, Sell and Mortgage to the said part 108 of the second part, the following described real estate situated and being in the County of Douglas and State of Kansas, to-wit:

All that part of the North Fifteen acres of the West Half (½) of the Northeast Quarter (NE¼) of the South-east Quarter (SE¼) of Section Six (6), Township Thirteen (13), Range Twenty (20), lying east of the Right-of-way conveyed to the Leavenworth, Lawrence and Galveston Railroad Company, in Douglas County, Kansas, Beginning at a point on the North line of the Southeast Quarter of Section 6-13-20, ten chains west of the northeast corner thereof, running thence South parallel to the East line of said Quarter Section 990 feet, thence running west parallel to the North line of said Quarter Section 450 feet to the East line of the right-of-way of the L.L. & O. R.R. Company, thence in a N.E. direction along the East line of said right-of-way to the North line of said Quarter Section, thence East along the North line of said Quarter Section 325 feet to the point of beginning, subject to the public highways.

with the appurtenances and all the estate, title and interest of the said part 108 of the first part therein.

And the said part 108 of the first part 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.

And that they will warrant and defend the same against all parties making lawful claim therein.

It is agreed between the parties hereto that the part 108 of the first part shall at all times during the life of this indenture, pay all taxes or assessments that may be levied or assessed against said real estate when the same become due and payable, and that they keep the buildings upon said real estate insured against fire and tornado in such sum and by such insurance company as shall be specified and directed by the part 108 of the second part, the loss, if any, made payable to the party of the second part to the extent of its interest. And in the event that said part 108 of the first part shall fail to pay such taxes when the same become due and payable and to keep said premises insured as herein provided, then the part 108 of the second part may pay said taxes and insurance, or either, and the amount so paid shall become a part of the indebtedness secured by this indenture, and shall bear interest at the rate of 10% from the date of payment until fully repaid.

THIS GRANT is intended as a mortgage to secure the payment of the sum of Eight Hundred DOLLARS, according to the terms of ODS certain written obligation for the payment of said sum of money, executed on the 31st day of March 1924, and by its terms made payable to the part 108 of the second part, with all interest accruing thereon according to the terms of said obligation and also to secure any sum or sums of money advanced by the said part 108 of the second part to pay for any insurance or to discharge any taxes with interest thereon as herein provided, in the event that said part 108 of the first part shall fail to pay the same as provided in this indenture.

And this conveyance shall be void if each payment be made as herein specified, and the obligation contained therein fully discharged. If default be made in such payments or any part thereof or any obligation created thereby, or interest thereon, or if the taxes on said real estate are not paid when the same become due and payable, or if the insurance is not kept up, as provided herein, or if the building on said real estate are not kept in as good repair as they are now, or if waste is committed on said premises, then this conveyance shall become absolute and the whole sum remaining unpaid, and all of the obligations provided for in said written obligation, for the security of which this indenture is given, shall immediately mature and become due and payable at the option of the holder hereof, without notice, and it shall be lawful for the said part 108 of the second part to take possession of the said premises and all the improvements thereon in the manner provided by law and to have a receiver appointed to collect the rents and benefits accruing therefrom; and to sell the premises hereby granted, or any part thereof, in the manner prescribed by law and out of all moneys arising from such sale to retain the amount then unpaid of principal and interest, together with the costs and charges incident thereto, and the surplus, if any there be, shall be paid by the part 108 of the second part making such sale, on demand, to the first party.

It is agreed by the parties hereto that the terms and provisions of this indenture and each and every obligation therein contained, and all benefits accruing therefrom shall extend and inure to, and be obligatory upon the heirs, executors, administrators, personal representatives, assigns and successors of the respective parties hereto.

IN WITNESS WHEREOF, the part 108 of the first part have hereunto set their hands and seals the day and year last above written.

Charles Weidman (SEAL)

Olive Weidman (SEAL)

(SEAL)

(SEAL)

STATE OF Kansas
COUNTY OF Douglas ss.

BE IT REMEMBERED, That on this 31st day of March A. D. 1924, before me, a

Notary Public in the aforesaid County and State, came

Charles Weidman and Olive Weidman, his wife

L.S.

to me personally known to be the same person as 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 on the 27th day of January 1927 F.C. Whipple Notary Public.

RELEASE

I, the undersigned owner of the within mortgage, do hereby acknowledge the full payment of the debt secured thereby, and authorize the Register of Deeds to enter the discharge of this mortgage of record. Dated this 7th day of October 1927

Corp Seal

The Merchants Loan Savings Bank
By A. F. McClanahan
Mortgage Owner.

This Release was written on the original mortgage and witnessed this day of October 1927
Jesse E. Wellman
Reg. of Deeds.