

## MORTGAGE RECORD 66

413

FROM

Ray Shuler et al

TO

Watkins National Bank.

STATE OF KANSAS, DOUGLAS COUNTY, ss.

This instrument was filed for record on the 23rd day of September A. D. 1924, at 11:30 A. M.

By

Register of Deeds.

Deputy.

THIS INDENTURE, Made this 17 day of July, in the year of our Lord, one thousand nine hundred and twenty-four, between Ray Shuler and Minnie A. Shuler his wife,

of Lone Star in the County of Douglas and State of Kansas

parties of the first part, and Watkins National Bank

WITNESSETH, that the said part 1es of the first part, in consideration of the sum of Two Thousand 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 y of the second part, the following described real estate situated and being in the County of Douglas and State of Kansas, to-wit:

Beginning at the northeast corner of the northeast quarter of Section 23, Township 14, Range 18, in Douglas County, Kansas, thence running south along the east side of said Quarter one hundred sixty (160) rods; Thence west along the south side of said quarter twelve hundred ninety-two (1292) feet, more or less; to a corner; thence north to the center of the county road; thence along the center of said road in a northeasterly direction to where the said county road crosses seventy (70) acres more or less; also, ten acres in a square form in the southeast corner of the southwest quarter of Section 14, Township 14, Range 18, Douglas County, Kansas. Also, south east quarter of Section 23, Township 14, Range 18.

with the appurtenances and all the estate, title and interest of the said part 1es of the first part therein.

And the said part 1es 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 seised 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 claims making lawful claim therein.

It is agreed between the parties hereto that the part 1es 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 will 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 y of the second part, the loss, if any, made payable to the part y of the second part to the extent of its interest. And in the event that said part 1es 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 y 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 paid.

THIS GRANT is intended as a mortgage to secure the payment of the sum of

Two Thousand

DOLLARS.

according to the terms of a certain written obligation for the payment of said sum of money, executed on the 17 day of July 1924, and by its terms made payable to the part y 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 y 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 1es of the first part shall fail to pay the same as provided in this indenture.

And this conveyance shall be void if such 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 buildings 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 y 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 thereon; 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 1es making such sale, on demand, to the first part 1es.

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 thereon 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 1es of the first part have hereunto set their hand and seal on the day and year last above written.

Ray Shuler

(SEAL)

Minnie A. Shuler

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF Kansas

COUNTY OF Douglas ss.

BE IT REMEMBERED, That on this 17 day of July A. D. 1924, before me, a

Notary Public, in the aforesaid County and State, came

L. S.

Ray Shuler and Minnie A. Shuler, his wife

to me personally known to be the same person 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 10 day of April 1927 A. F. Flinn.

Notary Public.

## RELEASE

I, the undersigned owner of the within mortgage, do hereby acknowledge the full payment of the debt secured thereby, and authorizes the Register of Deeds to enter the discharge of this mortgage of record. Dated this 29 day of June 1926

(Corp Seal.)

Watkins National Bank  
Mortgage Owner.  
C. H. Tucker - Pres.

This Release  
is written  
on original  
not gone  
Entered  
this 29 day  
of June  
1926  
C. H. Tucker  
Pres.