

SALV. BOOKS DEPT. STATIONERY CO. KANSAS CITY, MO. 64101

Reg. No. 1413
 Fee Paid 3.75 ✓
 J.R. Johnson
 TO
 Lone Star State Bank

STATE OF KANSAS, DOUGLAS COUNTY, ss.

This instrument was filed for record on the 27 day of

Jan. A. D. 1926, at 1:25 P. M.

By W. E. McIlwain
 Register of Deeds.
 Deputy.

THIS INDENTURE, Made this 11th day of Jan. , in the year of our Lord, one thousand nine hundred and twenty six (1926) between J.R. Johnson and Helen E. Johnson his wife of Lone Star in the County of Douglas and State of Kansas. Lone Star State Bank. part of the first part, and part of the second part.

WITNESSETH, that the said part ies of the first part, in consideration of the sum of Fifteen 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 Y of the second part, to following described real estate situated and being in the County of Douglas and State of Kansas, to-wit:

South west $(\frac{1}{4})$ of northwest $(\frac{1}{4})$ of Sec. 7 Twp (14) Range (19) and north 20A of west $(\frac{1}{4})$ of SE $(\frac{1}{4})$ of NW $(\frac{1}{4})$ sec. (7) Twp (14) Range (19); Also ten acres lying east of the public road off of the south fifty acres of the north one hundred and ten acres of the northeast quarter $(\frac{1}{4})$ of section twelve (12) Twp. fourteen (14) Range eighteen (18) except a strip of land one rod wide off the south side of said tract from the west side thereof, to the public road, which crosses said land

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

And the said part ies of the first part do hereby covenant and agree that at the delivery hereof they are the lawful owner s 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 parties making lawful claim thereto. It is agreed between the parties hereto that the part Y 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 Y of the second part, the loss, if any, made payable to the part Y of the second part to the extent of their interest. And in the event that said part ies 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 repaid.

THIS GRANT is intended as a mortgage to secure the payment of the sum of Fifteen hundred DOLLARS, 19 26, according to the terms of 1 certain written obligation for the payment of said sum of money, executed on the 11th day of Jan. , 19 26, and by these 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 Y 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 a 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 profits accruing therefrom; and to sell the premises hereby granted, or any part thereof, together with the costs and charges incident thereto, and the proceeds of such sale, to pay the said debt and interest, together with the costs and charges incident thereto, and the balance, if any there be, shall be paid by the part Y making such sale, on demand, to the first part ies.

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 have to, and be obligatory upon the heirs, executors, administrators, personal representatives, assigns and successors of the respective parties hereto.

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hand and seal the day and year last above written.

J.R. Johnson (SEAL)

Helen E. Johnson (SEAL)

(SEAL)

(SEAL)

STATE OF Kansas
 COUNTY OF Douglas ss.

BE IT REMEMBERED, That on this 11th day of Jan. A. D. 1926, before me, a

Notary Public in the aforesaid County and State, came

J.R. Johnson & Helen E. Johnson his wife

LS to me personally known to be the same person s 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 4th day of May 19 29 W.H. Ulrich 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 25th day of Sept. 19 30.

Corp Seal

Lone Star State Bank
 W. E. McIlwain
 Mortgage. Owner.

This Release was written on the original mortgage entered this 25th day of September 19 30.

W. H. Ulrich
 Reg. of Deeds