

# MORTGAGE RECORD 69

235

FROM

STATE OF KANSAS, DOUGLAS COUNTY, ss.

Charles Ernest Ralston  
TO

This instrument was filed for record on the 1 day of

Feb. A. D. 1926 at 3:50 P. M.

Loa E. Willman

By Register of Deeds Deputy.

Watkins Nat'l. Bank

THIS INDENTURE, Made this 26th day of January, in the year of our Lord, one thousand nine hundred and twenty six

between Charles Ernest Ralston and Daisy N. Ralston husband & wife

of Lawrence in the County of Douglas and State of Kansas  
parties of the first part, and Watkins National Bank

WITNESSETH, that the said parties of the first part, in consideration of the sum of Fifteen hundred

which is hereby acknowledged, have sold, and by this indenture do Grant, Bargain, Sell and Mortgage to the said parties of the second part, to following described real estate situated and being in the County of Douglas and State of Kansas, to-wit:

The south half (S $\frac{1}{2}$ ) of the northwest quarter (NW $\frac{1}{4}$ ) section thirty (30)  
Township thirteen (13) Range twenty (20)

with the appurtenances and all the estate, title and interest of the said parties 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 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 therein.

It is agreed between the parties hereto that the parties 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 becomes 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 parties of the second part, the loss, if any, made payable to the parties of the second part to the extent of its interest. And in the event that said parties 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 parties 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 Thirteen hundred

according to the terms of a certain written obligation for the payment of said sum of money, executed on the 26 day of January, 1926, and by its terms made payable to the parties 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 parties 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 parties 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 the 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 parties 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 parties of the second part, making such sale, on demand, to the first parties of the first part.

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 parties of the first part have hereunto set their hands and seals the day and year last above written.

Charles Ernest Ralston (SEAL)

Daisy N. Ralston (SEAL)

STATE OF Kansas ) ss.  
COUNTY OF Douglas

BE IT REMEMBERED, That on this 31st day of January A. D. 1926, before me, a Notary Public in the aforesaid County and State, came

Charles Ernest Ralston and Daisy N. Ralston husband and wife

to me personally known to be the same persons 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 authorize the Register of Deeds to enter the discharge of this mortgage of record. Dated this day of 19

Mortgage. Owner.

1428

75

For Assignment see Book 67 Page 360  
Assignment of 1926 Dec 28 1926  
Cancelled and re-recorded in Book 67 Page 361  
14, 1926. Assignments of 1926 Dec 28 1926 in Book 67 Page 361  
J. C. Callahan, Clerk of District Court

J. JOHN CALLAHAN, Clerk of the District Court of Douglas County, Kansas  
do hereby certify that a full payment of the mortgage herein recorded  
was made by said District Court, on the 14 day of December 1926  
and that the same is only recorded in Journal R.H.  
Witness my hand this 23 day of Dec 1926  
J. John Callahan, Clerk District Court

ATTEST:  
Glen E. Brummett  
Register of Deeds  
Thurman Holmberg