

SAM'L DODSWORTH STATIONERY CO. KANSAS CITY MO. 6811

rec. No. 1543  
Fee Paid 1.25

FROM

Benjamin A. Crouse et ux  
TO  
D. Coen Byrn

STATE OF KANSAS, DOUGLAS COUNTY, ss.

This instrument was filed for record on the 8th day of March A. D. 1926, at 2:45 P. M.

*John E. Wellman*

Register of Deeds.  
Deputy.

By

THIS INDENTURE, Made this 8th day of March, in the year of our Lord, one thousand nine hundred and twenty-six between Benjamin A. Crouse and Ella Crouse, his wife, of Leocapton in the County of Douglas and State of Kansas part 1 of the first part, and --D. Coen Byrn-- part y of the second part.

WITNESSETH, that the said part 1 of the first part, in consideration of the sum of Five Hundred and no/100 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, to following described real estate situated and being in the County of Douglas and State of Kansas, to-wit:

Beginning 518 Feet North of the South-east corner of the South-west Quarter of Section 34, Township 11, Range 18, East of the 6th P.M. Kansas; thence North 208 feet; thence West 208 feet; thence South 208 feet thence east 208 feet to place of beginning -----

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

And the said part 1 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 seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances.

And that they warrant and defend the same against all parties making lawful claim thereto. It is agreed between the parties hereto that the part 1 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 part y of the second part, the loss, if any, made payable to the part y of the second part to the extent of his interest. And in the event that said part 1 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 Five hundred and no/100 DOLLARS according to the terms of two certain written obligations for the payment of said sum of money, executed on the 6th day of March 1926, and by their 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 1 of the first part shall fail to pay the same as provided in this indenture.

And this mortgage 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 mortgage shall become absolute and the whole sum remaining unpaid, and all of the obligations provided for in said written obligations, 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 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 y making such sale, on demand, to the first part 1 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 leave to, and be obligatory upon the heirs, executors, administrators, personal representatives, assigns and successors of the respective parties hereto.

IN WITNESS WHEREOF, the part 1 of the first part have herunto set their hands and seals the day and year last above written.

Benjamin A. Crouse (SEAL)  
Ella Crouse, (SEAL)  
(SEAL)  
(SEAL)

STATE OF Kansas ss.  
COUNTY OF Douglas

BE IT REMEMBERED, That on this 6th day of March A. D. 1926, before me, a Notary Public in the aforesaid County and State, came

L.S. Benjamin A. Crouse and Ella Crouse his 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 herunto subscribed my name, and affixed my official seal on the day and year last above written.

My Commission Expires on the 30th day of July 1928 Wayne Gill 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 4 day of Jan. 1933.

*Arnelia J. Hazard*  
Mortgagee. Owner.

This Release was written on this or said mortgage as entered this 4 day of Jan. 1933.

*Chas. C. Armstrong*  
Reg. of Deeds.  
*Wardell Westerman*  
Deputy

To Coen Byrn - See Book 17 - Page 436