

MORTGAGE RECORD 69

351

FROM

Nellie Armstrong Cruzan
TO

D. Coen Byrn

STATE OF KANSAS, DOUGLAS COUNTY, ss.

This instrument was filed for record on the 12 day of
June A. D. 1926, at 1:45 P. M.

Isa C. Hellman

By

Register of Deeds.
Deputy.Reg. No. 1793
Fee Paid 5.00THIS INDENTURE, Made this 3rd day of June, in the year of our Lord, one thousand nine hundred and twenty six between
Nellie Armstrong Cruzan, a widowof National City in the County of San Diego and State of California
part Y of the first part, and D. Coen ByrnWITNESSETH, that the said part Y of the first part, in consideration of the sum of part Y of the second part.
Two Thousand and no/100

which is hereby acknowledged, has sold, and by this indenture do es 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 at a point on the south line of the northeast quarter ($\frac{1}{4}$) of the southeast quarter ($\frac{1}{4}$) of section one (1) Township thirteen (13) Range nineteen (19) forty (40) rods west of the west line of the highway on the east side of said south east quarter section one (1); Thence north forty (40) rods; Thence east to the west line of said highway on the east side of said southeast quarter ($\frac{1}{4}$); thence south forty (40) rods; Thence west to the place of beginning.

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

And the said part Y of the first part do es hereby covenant and agree that at the delivery hereof she is 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 parties making lawful claim therein.

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 becomes due and payable, and that she 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 less, 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 Y 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

Two Thousand and no/100

according to the terms of one certain written obligation for the payment of said sum of money, executed on the 3rd day of June 1926, 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 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 payment 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 therefrom; and to sell the premises hereby granted, or any part thereof, in the manner provided 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 Y.

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 Y of the first part has hereunto set her hand and seal the day and year last above written.

Nellie Armstrong Cruzan

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF California

COUNTY OF San Diego

ss.

BE IT REMEMBERED, That on this 7 day of June A. D. 1926, before me, a

Notary Public in the aforesaid County and State, came

LS Nellie Armstrong Cruzan, a widow

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 23 day of November 19 29 Lila Williams 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 3rd day of September 19 26.

D. Coen Byrn

Mortgagee. Owner.

This Release was written on the original mortgage entered on the 3 day of June 19 26.

Isa C. Hellman
Reg. of Deeds.
Deputy