

MORTGAGE RECORD 69

FROM

J. E. Waldron et ux
TO

Peoples State Bank,

STATE OF KANSAS, DOUGLAS COUNTY, ss.

This instrument was filed for record on the 4 day of

March A. D., 1927, at 2:35 P. M.

By

L. C. Wellman
Register of Deeds.
Deputy.

THIS INDENTURE, Made this 1 day of March, in the year of our Lord, one thousand nine hundred and twenty seven between J. E. Waldron and Flora Waldron, wife

of Baldwin in the County of Douglas and State of Kansas part 100 of the first part, and Peoples State Bank, Baldwin Kansas part Y of the second part.

WITNESSETH, that the said part 100 of the first part, in consideration of the sum of Five Hundred & No. 100 --- DOLLARS, to them duly paid, the receipt of which is hereby acknowledged, he has sold, and by this indenture does 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 Thirty Nine (39) rods north of the south east corner of the Southwest Quarter of Section Thirty-four (34) Township Fourteen (14) Range Twenty (20) thence north 45 rods, and 7 feet thence west 41 rods and three and one-half feet (3½) thence south 43 rods and 7 ft, thence east 41 rods and 3½ ft to beginning; in section 34, Twp 14, Range 20; Also the South 3 1/3 acres of the north 8 - 2/3 acres of the west Thirteen and one half acres of the south 40 acres of the east 60 acres of the Southwest Quarter of Section Thirty-four (34) Township Fourteen (14) Range Twenty (20)---

with the appurtenances and all the estate, title and interest of the said part 100 of the first part therein.

And the said part 100 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. Except the last half of the 1926 taxes.

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 100 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 its 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 100 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 & no. 100 --- DOLLARS, according to the terms of --- certain written obligation for the payment of said sum of money, executed on the 1 day of March 19 27, and by the 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 100 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 is 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 and real estate are not paid when the same become due and payable, or if the insurance is not kept up, as provided herein, unpaid, and all of the obligations provided for in and 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, 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 of the second part to the first part 100. 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 100 of the first part has hereunto set their hand and seal the day and year last above written.

J. E. Waldron (SEAL)

Flora Waldron (SEAL)

STATE OF Kansas

COUNTY OF Douglas

BE IT REMEMBERED, That on this 1 day of March A. D. 19 27, before me, a

Notary Public in the aforesaid County and State, came

J. E. Waldron & Flora Waldron, 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 hereunto subscribed my name, and affixed my official seal on the day and year last above written.

My Commission Expires on the 31 day of Oct. 19 28 Beryl A. Mitchell 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 1 day of March 1929

(Copy Seal)

Peoples State Bank, Baldwin Kansas
L. C. Wellman, Cashier.

Mortgage. Owner.

This Release was written on the original Mortgage entered this 9 day of March 1927.

Reg. of Deeds.
County.