

MORTGAGE RECORD 70

S.M. LUGGERS NORTH STATIONERY CO. KANSAS CITY, MO. 64107

FROM

STATE OF KANSAS, DOUGLAS COUNTY, ss.

This instrument was filed for record on the _____ day of _____

TO

A. D., 19____, At _____ M.

Register of Deeds.

By _____

Deputy.

THIS INDENTURE, Made this _____ day of _____, 19____, between _____

of _____ County, in the State of _____ of the first part, and _____

of _____ County, in the State of Kansas, of the second part:

WITNESSETH, That the said part _____ of the first part, in consideration of the sum of _____

DOLLARS, the receipt of which is hereby acknowledged, do

by these presents, grant, bargain, sell and convey unto said part _____ of the second part, _____ heirs and assigns, all the following described Real Estate, situated in the County of Douglas, and State of Kansas, to-wit:

TO HAVE AND TO HOLD THE SAME, Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining forever:

PROVIDED ALWAYS, And these presents are upon this express condition, that whereas said _____

_____ ha _____ this day executed and delivered _____ certain promissory note _____

to said part _____ of the second part, for the sum of _____ DOLLARS, bearing even date herewith, payable at _____

Kansas, in equal installments of _____

DOLLARS each, the first installment payable on the _____

day of _____ 19____, the second installment on the _____ day of _____ 19____

and one installment on the _____ days of _____ and _____ in each year thereafter, until the entire sum is fully paid. And if default be made in the payment of any one of said installments when due, or any part thereof, then all unpaid installments shall become immediately due and payable, at the option of the part _____ of the second part or the legal holder of said note, and shall draw interest at the rate of 10 per cent. per annum from the date of said note until fully paid. Appraisalment waived at option of mortgagee.

Now if said _____

shall pay or cause to be paid to said part _____ of the second part, _____ heirs or assigns, said sum of money in the above described note _____ mentioned, together with the interest thereon, according to the terms and tenor of the same, then these presents shall be wholly discharged and void; and otherwise shall remain in full force and effect. But if said sum or sums of money, or any part thereof, or any interest thereon, is not paid when the same is due; and if the taxes and assessments of every nature which are or may be assessed and levied against said premises or any part thereof are not paid when the same are by law made due and payable, or if the insurance is not kept up, then the whole of said sum and sums and interest thereon, shall and by these presents become due and payable, and said part _____ of the second part shall be entitled to the possession of said premises.

And the said part _____ of the first part, for _____ and _____ heirs, do _____ hereby covenant to and with the said part _____ of the second part, executors, administrators or assigns, that _____ lawfully seized in fee of said premises, and ha _____ good right to sell and convey the same, that said premises are free and clear of all incumbrances.

and that _____ will, and _____ heirs, executors and administrators shall, forever warrant and defend the title of the said premises against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, The said part _____ of the first part ha _____ hereunto set _____ hand the day and year first above written.

ATTEST:

STATE OF KANSAS,

COUNTY OF _____ ss.

BE IT REMEMBERED, That on this _____ day of _____

A. D. 19____, before me _____ a Notary Public in and for said County and State, came _____

to me personally known to be the same person _____ who executed the foregoing instrument of writing, 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 _____ 19____ Notary Public.

The note herein described having been paid in full, this mortgage is hereby released, and the lien thereby created discharged.

AS WITNESS MY HAND, this _____ day of _____ 19____

ATTEST: