

MORTGAGE RECORD 72

SAWL TOODSWORTH STATIONARY CO. KANSAS CITY MO 64108

FROM	STATE OF KANSAS, DOUGLAS COUNTY, ss.
J. W. Koehler,	This instrument was filed for record on the 31 day of
TO	March A. D., 19 31, At 11:45 A. M.
John Benander	<i>E. E. Armstrong</i> Register of Deeds.
	By Deputy.

Reg. No. 257
Tax Paid \$12.00

THIS INDENTURE, Made this 31st day of March in the year of our Lord nineteen hundred thirty-one between J. W. Koehler, a single man

of the first part, and John Benander, of Douglas County, Kansas of the second part.

WITNESSETH, That the said part Y of the first part, in consideration of the sum of Four Thousand (\$4,000.00) DOLLARS to him duly paid, the receipt of which is hereby acknowledged, he is sold and by these presents do es grant, bargain, sell and Mortgage to the said part Y of the second part his heirs and assigns forever, all that tract or parcel of land situated in the County of Douglas, and State of Kansas, described as follows, to-wit:

The Southwest Fractional Quarter (SW $\frac{1}{4}$) of Section Eighteen (18) Township Thirteen (13) Range Eighteen (18) in Douglas County, Kansas

with all the appurtenances, and all the estate, title and interest of the said part Y of the first part therein. And the said party of the first part do es hereby covenant and agree that at the delivery hereof he 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

This grant is intended as a mortgage to secure the payment of the sum of Four Thousand (\$4,000.00) Dollars, according to the terms of one certain note this day executed and delivered by the said party of the first part to the said part Y of the second part due and payable five years after date, according to its terms

and this conveyance shall be void if such payments be made as herein specified. But if default be made in such payments, or any part thereof, or interest thereon, or the taxes, or if the insurance is not kept up thereon, then this conveyance shall become absolute, and the whole amount shall become due and payable, and it shall be lawful for the said part Y of the second part his executors, administrators and assigns, at any time thereafter to sell the premises hereby granted, or any part thereof, in the manner prescribed by law; and out of all the moneys arising from such sale to retain the amount then due for principal and interest, together with the cost and charges of making such sale, and the overplus, if any there be, shall be paid by the part Y making such sale, on demand, to said party of the first part his heirs and assigns

IN WITNESS WHEREOF, The said part Y of the first part has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in presence of J. W. Koehler (SEAL)

STATE OF KANSAS, } ss.
COUNTY OF Douglas }
A. D. 19 31 before me the undersigned a Notary Public in and for said County and State,
came J. W. Koehler, a single man
to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.
Legal Seal 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 April 23, 1933 19 Walter G. Thiele Notary Public.

RELEASE.

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 20 day of April A. D. 1936

ATTEST:

John Benander

This Release was written on the original Mortgage entered this 20th day of April 1936
Hersel A. Mark
Reg. of Deeds
Karlus Kahn