

Reg. No. 1293
 Fee Paid, \$ 12.75

MORTGAGE RECORD-73

HILLING DEEDS 37118

FROM

Mary A. Wulfskuhle

TO

C. W. Boursaw

State of Kansas, Douglas County, ss.

This instrument was filed for record on the 9 day of
 April, A. D. 1931, at 10:05 o'clock A. M.

Elmer E. Armstrong
 Register of Deeds.

By _____ Deputy.

THIS INDENTURE, Made this 3rd day of March, in the year of our Lord one thousand nine hundred thirty-one, between Mary A. Wulfskuhle, a single woman

in the County of Douglas and state of Kansas, of the first part, and C. W. Boursaw

WITNESSETH, That the said part Y of the first part, in consideration of the sum of Five Thousand Five Hundred DOLLARS, to her duly paid, the receipt of which is hereby acknowledged, has sold, and by these presents do sell, 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:

North Half (N $\frac{1}{2}$) of Northeast Quarter (NE $\frac{1}{4}$) of Section Thirty-five (35) Township Twelve (12) Range Seventeen (17) East

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

Mary A. Wulfskuhle

do hereby covenant and agree that at the delivery hereof she is the lawful owner of the premises above granted and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances, and that she will warrant and defend the same against all claims whatsoever. This grant is intended as a MORTGAGE to secure the payment of the sum of Five Thousand Five Hundred DOLLARS, according to the terms of one certain promissory note, this day executed by said

Mary A. Wulfskuhle

Said note being given for the sum of Five Thousand Five Hundred DOLLARS, dated March 3rd, due and payable in ten year, from date thereof, with interest thereon from the date thereof until paid, according to the terms of said note. And this conveyance shall be void if such payment be made as in said note. And as hereinafter specified. And the said part Y of the first part hereby agree to pay all taxes assessed on said premises before any penalties or costs shall accrue on account thereof, and to keep the said premises insured in favor of said mortgagee in the sum of DOLLARS, in some insurance company satisfactory to said mortgagee, in default whereof the said mortgagee may pay the taxes and accruing penalties, interests and costs, and insure the same at the expense of the part Y of the first part, and the expense of such taxes and accruing penalties, interest and costs, and insurance, shall from the payment thereof be and become an additional lien under this mortgage upon the above-described premises, and shall bear interest at the rate of 10 per cent per annum. But if default be made in such payment, or any part thereof, or interest thereon, or the taxes assessed on said premises, or if the insurance is not kept up thereon, then this conveyance shall become absolute, and the whole principal of said note, and interest thereon, and all taxes and accruing penalties and interest and costs thereon remaining unpaid or which may have been paid by the part Y of the second part, and all sums paid by the part Y of the second part for insurance, shall be due and payable or not, at the option of the party of the second part; and it shall be lawful for the part Y of the second part, his executors, administrators or assigns, at any time thereafter, to sell the premises hereby granted, or any part thereof, in the manner prescribed by law, appraisalment hereby waived or not, at the option of the part Y of the second part, his executors, administrators or assigns; and out of all the moneys arising from such sale to retain the amount then due or to become due according to the conditions of this instrument, together with the costs and charges of making such sale, and the surplus, if any there be, shall be paid by the part making such sale, on demand, to the said Mary A. Wulfskuhle her heirs and assigns.

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

Signed, sealed and delivered in presence of

Mary A. Wulfskuhle

(SEAL)

(SEAL)

State of Kansas, Shawnee County, ss.

BE IT REMEMBERED, That on this 3rd day of March, A. D. 1931, before me the undersigned a Notary Public in and for said County and State, came Mary A. Wulfskuhle, a single woman

Legal Seal

(Seal)

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 set my hand and seal, on the day and year last above written.

John E. Kirn

Notary Public.

(My commission expires Apr. 10, 1932, 1932.)

55,510.20
 RECEIVED OF Mary A. Wulfskuhle
 the sum of Five Thousand Five Hundred Dollars, in full
 satisfaction of the within Mortgage.
 1931
 C. W. Boursaw

Was written
 in original
 MORTGAGE
 this 3rd day
 of February
 1931
 J. H. B. B. B.