

Reg. No. 1627  
Fee Paid, \$ 7.50

## MORTGAGE RECORD-73

## FROM

R. C. Rutter and Pearl Rutter

## TO

J. W. Blair and wife

State of Kansas, Douglas County, ss.

This instrument was filed for record on the 5 day of

Jan. A. D. 1932, at 5:45 o'clock A. M.

G. C. Rutter

Register of Deeds.

By \_\_\_\_\_, Deputy.

THIS INDENTURE, Made this First day of January, in the year of our Lord one thousand nine hundred thirty two, between R. C. Rutter and Pearl Rutter, his wife

of Lawrence, in the County of Douglas and state of Kansas, of the first part, and J. W. Blair and (or) Bertha Blair, his wife

of the second part,

WITNESSETH, That the said parties of the first part, in consideration of the sum of Three thousand & no/100 DOLLARS,

to them duly paid, the receipt of which is hereby acknowledged, have sold, and by these presents do grant, bargain, sell and mortgage to the said parties of the second part, their 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:

Lot number six and lot number seven, Breckersdale, an addition to the City of Lawrence, Kansas.

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

R. C. Rutter and Pearl Rutter

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, and that they 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 Three thousand & no/100 DOLLARS, according to the terms of certain promissory note this day executed by said R. C. Rutter & Pearl Rutter

to the said parties of the second part.

Said note being given for the sum of Three thousand & no/100 DOLLARS,

dated January, 1, 1932, due and payable in Five years from date thereof, with interest thereon from the date thereof until paid, according to the terms of said note and coupons of Ninety Dollars each thereto attached. And this conveyance shall be void if such payment be made as in said note and coupons thereto attached, and as hereinafter specified. And the said parties 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 Five thousand, five hundred & no/100 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 parties 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 parties of the second part, and all sums paid by the parties of the second part for insurance, shall be due and payable or not, at the option of the parties of the second part; and it shall be lawful for the parties of the second part, their executors, administrators or assigns, at any time thereafter, to sell the premises hereby granted, or any part thereof, in the manner prescribed by law, appraisement hereby waived or not, at the option of the parties of the second part, their 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 overplus, if any there be, shall be paid by the parties of the first part making such sale, on demand, to the said R. C. Rutter & Pearl Rutter, their heirs and assigns.

IN TESTIMONY WHEREOF, The said parties of the first part have hereunto set their hand and seal, the day and year last above written.

Signed, sealed and delivered in presence of

R. C. Rutter (SEAL)

Pearl Rutter (SEAL)

State of Kansas, Douglas County, ss.

BE IT REMEMBERED, That on the 4 day of January, A. D. 1932, before me, R. M. Fitzpatrick a Notary Public in and for said County and State, came R. C. Rutter and Pearl Rutter.

Legal Seal  
(Seal)

to me personally known to be the same person as 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.

R. M. Fitzpatrick  
Notary Public.

(My commission expires March 25, 1933.)

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