

## MORTGAGE RECORD 74

Reg. No. 112

Fee Paid, \$ 7.50

FROM

Ralph H. Twichell and wife

TO

James A. Liggett

STATE OF KANSAS, DOUGLAS COUNTY, ss.

This instrument was filed for record on the 23 day of

March A. D. 1929, at 2:40 P. M.

*Elsie E. Lindner*

Register of Deeds.

By

Deputy.

THIS INDENTURE, Made this 16 day of March, in the year of our Lord, one thousand nine hundred and twenty nine between

Ralph H. Twichell and Darpha F. Twichell his wife

of Baldwin in the County of Douglas and State of Kansas  
part of the first part, and James A. Liggett

WITNESSETH, That the said part of the first part, in consideration of the sum of Three Thousand DOLLARS, to them duly paid, the receipt of which is hereby acknowledged, have sold, and by this indenture do Grant, Bargain, Sell and Mortgage to the said part of the second part, the following described real estate situated and being in the County of Douglas and State of Kansas, to-wit:

The North Half of the South East quarter (N $\frac{1}{2}$ S $\frac{1}{2}$ E $\frac{1}{4}$ ) of Section Eighteen (18) Township fifteen (15) Range Twenty (20) also Beginning Sixty five (65) rods West of the South East corner of the North East quarter of Section Eighteen (18) aforesaid thence East Sixty five (65) rods to the South East corner of said North East quarter of Section Eighteen (18) aforesaid; thence north seven 15/100 rods thence West Sixty one and one half (61 $\frac{1}{2}$ ) rods; thence south west to beginning containing in the aggregate eight three (83) acres more or less, less the Santa Fe rail road right of way.

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

And the said part of the first part do hereby covenant and agree that at the delivery hereof they are the lawful owner of the premises above granted, and owned 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 parties making lawful claim thereto.

It is agreed between the parties hereto that the part 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 of the second part, the less, if any, made payable to the part of the second part to the extent of his interest. And in the event that said part 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 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 paid.

THIS GRANT is intended as a mortgage to secure the payment of the sum of

Three Thousand

DOLLARS.

according to the terms of one certain written obligation for the payment of said sum of money, executed on the 16 day of March 1929, and by the same made payable to the part 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 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 of the first part shall fail to pay the same as provided in this indenture. And this covenant shall be void if such payment be made as herein provided, and the obligation contained therein 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 on said real estate are not paid when the same become due and payable, or if the insurance is not kept up, as provided herein, or if the buildings on said real estate are not kept in as good repair as they are now, or if waste is committed on said premises, then this covenant shall become absolute, and the whole sum remaining unpaid, and all of the obligations provided for in said 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 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 benefits 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 of the second part, making such sale, on demand, to the first part.

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 parties of the first part have hereunto set their hands and seals on the day and year last above written.

Ralph H. Twichell (SEAL)

Darpha F. Twichell (SEAL)

(SEAL)

(SEAL)

STATE OF Kansas

COUNTY OF Douglas

BE IT REMEMBERED, That on this 16 day of March A. D. 1929, before me, a Notary Public in the aforesaid County and State, came

Ralph H. Twichell and Darpha F. Twichell his wife

Legal Seal

to me personally known to be the same person as 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 16 day of March 1931.

W. M. Clark

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 18 day of July 1931

James A. Liggett

Mortgage Owner.

Deputy