

MORTGAGE RECORD 74

Reg. No. 154
Fee Paid, \$ 5.00

FROM

Henry Leslie and wife
TO

State Bank of Leocompton

STATE OF KANSAS, DOUGLAS COUNTY, ss.

This instrument was filed for record on the 15 day of April A. D. 1929, at 4:00 P. M.

By *John E. Kreider* Register of Deeds.
Deputy.

THIS INDENTURE, Made this 15th day of April, in the year of our Lord, one thousand nine hundred and twenty-nine between Henry Leslie and Nettie Leslie his wife

of Leocompton in the County of Douglas and State of Kansas
part of the first part, and
State Bank of Leocompton, Leocompton Kansas part of the second part.

WITNESSETH, That the said part 1st. of the first part, in consideration of the sum of Two Thousand and no/100 DOLLARS, to 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 2nd. of the second part, the following described real estate situated and being in the County of Douglas and State of Kansas, to-wit:

Beginning One Hundred Thirty-seven (137) rods, north of the southeast corner of the Northwest Quarter (374) of section Two (2), Township Twelve (12) South, Range Eighteen (18), East, thence north Twenty-two (22) rods, thence West Forty-four (44) rods, thence South Twenty-Two (22) rods, thence East Forty-four (44) rods to the place of beginning and all of Block Ten (10), Twenty-five (25) Twenty-six (26) and Twenty-seven (27) also all of Blocks Eleven (11) lying south and east of Lewis Branch Creek, being lots and parts of Lots One (1) to Twelve (12) inclusive, and Lots Fifty-three (53) to Fifty-six (56) inclusive, of the west half of said block lying south and east of said creek and west of Carriere Street, as originally platted now vacated less Railroad, also all of lots and parts of Lots Fourteen (14) to Twenty-one (21) inclusive, Blocks Thirty (30) and Thirty-one (31), original City of Leocompton lying north of a line which lies Sixteen and One-half (16 1/2) feet south of and parallel with the north line of Section Two (2) Township Twelve (12) South Range Eighteen (18) East, as originally platted now vacated; exclusive of Railroad property and cemetery, containing fifty-three (53) acres more or less, same being land, blocks and parts of blocks, and lots and parts of lots, in the City of Leocompton now vacated.

with the appurtenances and all the estate, title and interest of the said part 1st. of the first part therein.

And the said part 2nd. 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 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 parties making lawful claim therein.

It is agreed between the parties hereto that the part 1st. 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 become due and payable, and that they 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 2nd. of the second part, the loss, if any, made payable to the part 2nd. of the second part to the extent of its interest. And in the event that said part 1st. 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 2nd. 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 repaid.

THIS GRANT is intended as a mortgage to secure the payment of the sum of Two Thousand DOLLARS, according to the terms of one certain written obligation for the payment of said sum of money, executed on the 15th day of April A. D. 1929, and by its terms made payable to the part 2nd. 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 2nd. 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 parties of the first part shall fail to pay the same as provided in this indenture.

And this conveyance shall be void if such payment be made as herein specified, 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 kept in as good repair as they are now, or if waste is committed on said premises, then this conveyance 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 2nd. of the second part to sue thereon.

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 prescribed 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 2nd. of the second part, making such sale, on demand, to the first part 1st.

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 seal on the day and year last above written.

Henry Leslie (SEAL)

Nettie Leslie (SEAL)

(SEAL)

(SEAL)

STATE OF Kansas }
County of Douglas } ss.

BE IT REMEMBERED, That on this 15th day of April A. D. 1929, before me, a Notary Public in the aforesaid County and State, came

Henry Leslie and Nettie Leslie his wife

to me personally known to be the same persons 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 8 day of Jan. 1930

J. W. Kreider

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 day of 19

Mortgagee. Owner.