

MORTGAGE RECORD 75

MORTGAGE

Reg. No. 178
 Fee 75¢

THIS INDENTURE, Made this 29th day of February, A. D. 1928 between Otis L. Castle and Ann E. Castle his wife of Douglas County, in the State of Kansas of the first part, and E. W. Sellards of Shawnee County, in the State of Kansas, of the second part:

WITNESSETH, That said parties of the first part, in consideration of the sum of Three Hundred and --- Dollars, the receipt of which is hereby acknowledged, do by these presents, Grant, Bargain, Sell, and Convey unto said party of the second part, their heirs and assigns, all the following-described real estate, situated in Douglas County and State of Kansas to wit: Lot 9 Block 11 University Place an Addition to the City of Lawrence Kansas.

This Mortgage is made for part of the purchase price and it together with the mortgage for \$2750.00 made to the Lawrence Building and Loan Ass. amounts to more than two thirds of the purchase price.

TO HAVE AND TO HOLD THE SAME, Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, forever.

PROVIDED, ALWAYS, And these presents are upon this express condition, that whereas, said Otis L. Castle and Ann E. Castle his wife have this day executed and delivered one certain promissory note in writing to said party of the second part, of which the following is a copy:

\$300.00

Mar. 1st, 1928

For value received we promise to pay E. W. Sellards or order, the sum of Three Hundred Dollars with interest from this date at the rate of 5% per cent per annum at His office in monthly installments, payable as follows, to-wit: Six and 21/100 dollars on the 1st day of April 1928 and Six and 21/100 dollars on the 1st day of each succeeding month thereafter, until the whole sum named is fully paid. Each installment shall be first applied in payment of the interest and then on the unpaid balance of the principal sum. If default is made in the payment of any installment when due, then all the remaining installments shall become due and payable at once. Privilege is given to pay two or more installments at any time.

Otis L. Castle
 Ann E. Castle

NOW, If said parties of the first part shall pay or cause to be paid to said party of the second part heirs, or assigns, said sum of money in the above-described note mentioned, together with the interest thereon, according to the terms and tenor of the same, then these presents shall be wholly discharged and void; and otherwise shall remain in full force and effect. But if said sum or sums of money, or any part thereof, or any interest thereon, is not paid when the same is due, or if the taxes and assessments of every nature which are or may be assessed and levied against said premises, or any part thereof, are not paid when the same are by law made due and payable, then the whole of said sum and sums, and interest thereon, shall and by these presents become due and payable at the option of the holder hereof and said party of the second part shall be entitled to the possession of said premises.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands the day and year first above written.

Otis L. Castle
 Ann E. Castle

STATE OF KANSAS, SHAWNEE COUNTY, SS.

BE IT REMEMBERED, That on this 29th day of February, A. D. 1928 before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Otis L. Castle and Ann E. Castle his wife who are personally known to me to be the same persons who executed the within instrument of writing, and such persons duly acknowledged the execution of the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my seal, the day and year last above written.

L. E. Eby Notary Public

Legal Seal

Term expires April 21, 1930

Recorded May 1, 1929 A. D. at 4:15 P. M.

E. W. Sellards Register of Deeds

ASSIGNMENT

(The following assignment is endorsed on the original instrument in Book 75 Page 476)
 KNOW ALL MEN BY THESE PRESENTS:

That I E. W. Sellards of Shawnee County, in the State of Kans, the within-named mortgagee in consideration of the sum of Two Hundred and Thirty and -- Dollars, to me in hand paid, the receipt of which is hereby acknowledged, do hereby sell, assign, transfer, set over and convey, unto Claudia Capps Rogers heirs and assigns, the within Mortgage Deed, the real estate conveyed, and the promissory note debts and claims thereby secured, and covenants therein contained.

TO HAVE AND TO HOLD THE SAME, forever: subject, nevertheless to the conditions therein contained. IN WITNESS WHEREOF, The said mortgagee has hereunto set his hand this 1 day of May, 1929.

E. W. Sellards

STATE OF KANSAS, DOUGLAS COUNTY, SS.

BE IT REMEMBERED, That on this 1st day of May 1929 before me, the undersigned a Notary Public in and for said County and State came E. W. Sellards who is personally known to me to be the same person who executed the foregoing Assignment of Mortgage, and such person duly acknowledged the execution of the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Legal Seal

Term expires Oct. 18, 1932

Recorded May 1, 1929 A. D. at 4:20 P. M.

E. W. Sellards Register of Deeds

THE FOLLOWING IS ENDORSED ON THE ORIGINAL INSTRUMENT

Recorded Sept. 21, 1924
 Received of E. W. Sellards
 the sum of Three Hundred
 Dollars in full
 satisfaction of the within Mortgage.
Cludia Capps Rogers

Recorded Sept. 21, 1924
 Received of E. W. Sellards
 the sum of Three Hundred
 Dollars in full
 satisfaction of the within Mortgage.
Cludia Capps Rogers