

MORTGAGE RECORD 76

Reg. No. 536

Fee Paid, \$ 4.75

FROM

Chas. F. Brown

TO

State Bank of Leocompton

STATE OF KANSAS, DOUGLAS COUNTY, ss.

This instrument was filed for record on the 27 day of Dec. A. D. 19 29, at 8:30 o'clock A. M.

Elmer E. Armstrong

Register of Deeds.

By

Deputy.

THIS INDENTURE, Made this Seventeenth day of September, in the year of our Lord, one thousand nine hundred and twenty nine between Chas. F. Brown a single man

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

WITNESSETH, That the said part of the first part, in consideration of the sum of Eighteen Hundred Eighty Six DOLLARS, to duly paid, the receipt of which is hereby acknowledged, has 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 West one Half of the North West Quarter of Section Eight Township twelve of Range Eighteen County and State aforesaid.

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

And the said part of the first part do hereby covenant and agree that at the delivery hereof he is the lawful owner of the premises above granted, and of a good and indefeasible estate of inheritance therein, free and clear of all burdens. Except a mfg in favor of the Farmers & Bankers Life Ins. Co. of Wichita Kans for \$2500.00 and that he 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 become due and payable, and that he 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 loss, if any, made payable to the part of the second part to the extent of its 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 repaid.

THIS GRANT is intended as a mortgage to secure the payment of the sum of Eighteen Hundred and Eighty six DOLLARS, according to the terms of a certain written obligation for the payment of said sum of money, executed on the 17 day of Sept. 19 29

and by its terms 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 that 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 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 as so 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 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, 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 thereon 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 part of the first part has hereunto set his hand and seal the day and year last above written.

Chas. F. Brown (SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF Kansas)
COUNTY OF Douglas) ss.

BE IT REMEMBERED, That on this 26 day of Dec. A. D. 19 29, before me, a

Notary Public in the aforesaid County and State, came

Chas. F. Brown a single man

Legal Seal

to me personally known to be the same person 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. 19 30

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.

ATTEST:

Harold Armstrong
Register of Deeds

I, Mary Ellen Simmons, Clerk of the District Court, Douglas County, Kansas, do hereby certify that a judgment of foreclosure of the mortgage herein recorded was rendered by said District Court on the 3 day of Feb. 1933 and that the same is of record in Journal 1, p. 11, and in the index to said Journal, p. 11, and that the same is of record in Journal 1, p. 11, and in the index to said Journal, p. 11.

Mary Ellen Simmons, Clerk of District Court
Douglas County, Kansas