

MORTGAGE RECORD 76

Reg. No. 922
Fee Paid, \$ 2.50

FROM

Lewis Simpson

TO

Luella Pugh

STATE OF KANSAS, DOUGLAS COUNTY, ss.

This instrument was filed for record on the 9 day of August A. D. 1930, at 2:15 o'clock P. M.

S. E. Stevens

Register of Deeds.

By

Deputy.

THIS INDENTURE, Made this 20th day of June, in the year of our Lord, one thousand nine hundred and Thirty between Lewis Simpson, sometimes known as Louis Simpson, a widower

of Clinton Township in the County of Douglas and State of Kansas part of the first part, and Luella Pugh part of the second part.

WITNESSETH, That the said part of the first part, in consideration of the sum of One thousand DOLLARS, to him 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:

Beginning at the Northwest corner of the Northwest Quarter of Section 18 Township 13 Range 19, thence south 160 rods, thence East 45 rods, thence north 160 rods, thence west 45 rods, back to the place of beginning, containing forty five acres less three 4/10 acres described as follows; beginning at the north east corner of the west forty five acres of the north west fractional quarter of section 18, township 13 range 19 thence south one chain and 75 links, thence south 77 degrees and 20' west 11 chains and 62 links, thence north four chains and 29 links, to the north west corner of said section 18 thence east 11 chains and 25 links to the place of beginning, this land being situate in the County of Douglas, State of Kansas and containing in the aggregate 41 and 50/100 acres more or less.

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 he is the lawful owner of the premises above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrance

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 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 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 other, 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

One Thousand 00/100

DOLLARS.

according to the terms of the certain written obligation for the payment of said sum of money, executed on the 20th day of June 1930 and by the 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 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 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 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 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 herein.

IN WITNESS WHEREOF, The part of the first part has hereunto set his hand and seal the day and year last above written.

Lewis Simpson (SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF Kansas

COUNTY OF Douglas

BE IT REMEMBERED, That on this 9th day of August A. D. 1930, before me, a

R. E. Stevens in the aforesaid County and State, came

Lewis Simpson

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 12 day of Feb. 1934

R. E. Stevens

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 4th day of March 1933

Luella Pugh

Mortgagee. Owner.