

MORTGAGE RECORD 76

Reg. No. 1555
Fee Paid, \$ 5.75

FROM

John Leo Dyer and wife

TO

Lee Colman, Agent

STATE OF KANSAS, DOUGLAS COUNTY, ss.

This instrument was filed for record on the 23 day of
Sept. A. D. 19 31, at 4:35 o'clock P. M.By E. B. Williams Register of Deeds.
Deputy.THIS INDENTURE, Made this 30th day of April, in the year of our Lord, one thousand nine
hundred and thirty-one between
John Leo Dyer and Nettie M. Dyer, his wifeof Ottawa in the County of Franklin and State of Kansas
parties of the first part, and Lee Colman, Agentpart Y of the second part.
WITNESSETH, That the said parties of the first part, in consideration of the sum of
Twenty-Three Hundred & no/100 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 Y of the second part,
the following described real estate situated and being in the County of Douglas and State of Kansas, to-wit:Our Undivided One-Third Interest in and to the Northeast Quarter (NE¹/₄) of Section
Sixteen (16) Township Fifteen (15) Range Nineteen (19) Douglas County, Kansas.
(Belonging to the Estate of James E. Dyer, Deceased.)

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

And the said parties 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
of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances. Except a mortgage dated Nov. 14, 1925 to the Union
Central Life Insurance Company for \$5,500.00 recorded Nov. 19, 1925 in Book 67 Page 246and that they will warrant and defend the same against all parties making lawful claim therein.
It is agreed between the parties hereto that the parties 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 will keep the buildings upon said real estate insured against fire and tornado in such sums
and by such insurance company as shall be specified and directed by the parties of the second part, the loan, if any, made payable to the part Y of the second part to the extent ofinterest. And in the event that said part Y 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 Y 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

Twenty-Three Hundred & no/100

DOLLARS.

according to the terms of certain written obligations for the payment of said sum of money, executed on the day of

19

and by terms made payable to the part Y of the second part, with all interest accruing thereon according to the terms of said obligation and also to secure any sum of
money advanced by the said part Y 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 Y 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 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 covenantance 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 Y 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 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 Y 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 such 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 the day and year last
above written.

John Leo Dyer (SEAL)

Nettie M. Dyer (SEAL)

(SEAL)

(SEAL)

STATE OF Kansas
COUNTY OF Franklin ss.

BE IT REMEMBERED, That on this 15 day of Sept. A. D. 19 31, before me, a

Notary Public in the aforesaid County and State, came

John Leo Dyer and Nettie M. Dyer

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 3 day of July 19 35

L. B. Williams

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

Mortgage. Owner.