

## MORTGAGE RECORD 76

Reg. No. 1675

Fee Paid, \$ 12.50

FROM

William R. Nichols and wife  
TO

Lemon C. Baker and wife

STATE OF KANSAS, DOUGLAS COUNTY, ss.

This instrument was filed for record on the 19 day of  
Jan. A. D. 1932, at 9:30 o'clock A.M.

Ed. C. Connelley

Register of Deeds.

By Deputy.

THIS INDENTURE, Made this 1st day of December, in the year of our Lord, one thousand nine  
hundred and Thirty One between

William R. Nichols and Stella M. Nichols his wife

of Baldwin in the County of Douglas and State of Kansas  
parties of the first part, and Lemon C. Baker and Iola Baker parties of the second part.WITNESSETH, That the said part 1st of the first part, in consideration of the sum of  
Five Thousand, \$5,000.00, 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 1st of the second part,  
the following described real estate situated and being in the County of Douglas and State of Kansas, to-wit:The East half of the North East quarter (E<sup>2</sup> of NE<sup>4</sup>) of Section One (1) Township fifteen (15)  
Range Nineteen (19) East  
And, The South East quarter (SE<sup>4</sup>) of Section Thirty Six (36) Township fourteen (14) Range  
Nineteen (19). Two hundred forty (240) acres in all more or less.The East half of the last described tract being subject to a first mortgage of \$4000.00 in  
favor of T. J. Sweeney, Treas. of the Fraternal Aid Union and the balance of the land described  
being subject to a first mortgage of \$6300.00 in favor of William M. Bartlett & Co.

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

And the said part 1st of the first part do hereby covenant and agree that at the delivery hereof they are the lawful owners of the premises above granted, and  
sined of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances except the mortgages above described

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 will 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 1st of the second part, the loss, if any, made payable to the part 1st of the second part to the extent of  
their 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 1st 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  
Five Thousand, \$5,000.00, DOLLARS,according to the terms of one certain written obligation for the payment of said sum of money, executed on the 1 day of Dec. 1931,  
and by its terms made payable to the part 1st 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 1st 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 1st of the first part shall fail to pay the same as provided in this indenture.And the covenants shall be void if such payment be made as herein provided, 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 same 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 mortgage 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 1st of the second partto 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 money 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 1st of the second part, 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 herein.IN WITNESS WHEREOF, The part 1st of the first part have hereunto set their hand and seal, the day and year last  
above written.

William R. Nichols (SEAL)

Stella M. Nichols (SEAL)

(SEAL)

(SEAL)

STATE OF Kansas

COUNTY OF Douglas

BE IT REMEMBERED, That on this 15 day of January, A. D. 1932, before me, a

Notary Public in the aforesaid County and State, came

William R. Nichols and Stella M. Nichols his wife

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 15 day of May 1935.

W. M. Clark 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 19 day of April, 1932.

Lemon C. Baker

L. C. Baker

Iola Baker

Mortgagee. Owner.

This Release  
was written  
on the original  
Mortgage &  
entered  
this 30 day  
of April  
1932.Harold B. Bick  
Reg. of Deeds  
Frederick  
Deputy