

## MORTGAGE RECORD 76

Reg. No. 1853  
Fee Paid, \$ 9.50

FROM

John E. Bake and wife  
TO

Elmer Nichols

STATE OF KANSAS, DOUGLAS COUNTY, ss.

This instrument was filed for record on the 31 day of  
May A. D. 1932, at 9:35 o'clock A. M.By *E. E. Connelley* Register of Deeds  
Deputy.THIS INDENTURE, Made this 28th day of May in the year of our Lord, one thousand nine  
hundred and thirty two between John E. Bake and Lavina F. Bake his wifeof Leocompton in the County of Douglas and State of Kans.  
parties of the first part, and Elmer NicholsWITNESSETH, That the said parties of the first part, in consideration of the sum of  
Three thousand seven Hundred and Eighty Four 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 party of the second part,  
the following described real estate situated and being in the County of Douglas and State of Kansas, to-wit:The Northwest fractional quarter of section Seven Township Thirteen of Range Eighteen and  
Forty acres in North West corner of South west quarter of Section Seven in township thirteen  
of Range Eighteen in County and State aforesaid

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  
seised of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances

and that they will warrant and defend the same against all parties making lawful claim thereto.

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 becomes due and payable, and that they 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 party of the second part, the loss, if any, made payable to the party of the second part to the extent of  
his interest. And in the event that said parties 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 party 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

Three thousand Seven Hundred and Eighty Four DOLLARS.

according to the terms of a certain written obligation for the payment of said sum of money, executed on the 28th day of May 1932  
and by its terms made payable to the party 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 party 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  
parties of the first part shall fail to pay the same as provided in this indenture.And this conveyance shall be void if each 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 party of the second part to cause a receiver to be 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 party of the second part, making such sale, on  
demand, to the first party of 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 parties of the first part have hereunto set their hand and seal on the day and year last  
above written.

John E. Bake (SEAL)

Lavina F. Bake (SEAL)

(SEAL)

(SEAL)

STATE OF Kansas  
COUNTY OF Douglas ss.BE IT REMEMBERED, That on this 28th day of May A. D. 1932, before me, a  
Notary Public in the aforesaid County and State, came

Legal John E. Bake and Lavina F. Bake his wife

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 28th day of Jan. 1932.

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 13 day of December 1932*Elmer Nichols*

Mortgagee. Owner.