

MORTGAGE RECORD 76

Reg. No. 2305
Fee Paid, \$ 4.50

FROM

Leland B. Wise and wife
TO

Martha C. Fox

STATE OF KANSAS, DOUGLAS COUNTY, ss.

This instrument was filed for record on the 4th day of
Jan. A. D. 1934, at 11:55 o'clock A. M.By *Edna S. Crandall* Register of Deeds.
Deputy.

THIS INDENTURE, Made this 22nd day of December in the year of our Lord, one thousand nine hundred and thirty three between Leland B. Wise and Evie L. Wise, husband and wife

of Lawrence in the County of Douglas and State of Kansas
parties of the first part, and Martha C. Fox

WITNESSETH, That the said parties of the first part, in consideration of the sum of

Eighteen Hundred and _____ 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 North Sixty (60) acres of the Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty Seven (27), also beginning at the Southwest corner of the Northwest Quarter (NW $\frac{1}{4}$) of Section Twenty Seven (27), thence East Eighty (80) rods to a point on the South line of said Quarter Section, thence North Fifteen (15) rods, thence Northwesterly thirty six (36) rods to a point Nineteen (19) rods North of the said South line of the said Quarter Section, thence North Ten (10) rods, thence West Sixteen (16) rods to a point Twenty Nine (29) rods North of said South line of said Quarter Section, thence Northwesterly fringing the hill to a point on the West line of said Northwest Quarter (NW $\frac{1}{4}$) section Forty (40) rods North of said South line of said Northwest Quarter (NW $\frac{1}{4}$), thence South Forty (40) rods to the place of beginning, all being in Township Fourteen (14) Range Twenty (20).

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 owners of the premises above granted, and seized 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 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 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 her 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
Eighteen Hundred and _____ DOLLARS,
according to the terms of one certain written obligation for the payment of said sum of money, executed on the 15th day of December 1933.

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 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 party 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 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 hereof to assign or

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 party of the first 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 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 herein.

IN WITNESS WHEREOF, The parties of the first part have hereunto set their hands and seals the day and year last above written.

Leland B. Wise (SEAL)

Evie L. Wise (SEAL)

(SEAL)

(SEAL)

STATE OF Kansas
COUNTY OF Douglas ss.

BE IT REMEMBERED, That on this 22nd day of December A. D. 1933, before me, a

Notary Public in the aforesaid County and State, came
Leland B. Wise and Evie L. Wise, husband and wife

to me personally known to be the same persons 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 Nov. 1934.

Frank E. Banks
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 1st day of December 1934.

Martha C. Fox
Mortgagee. Owner.

This Release
was written
on the original
Mortgage
entered
this 1st day
of December
1934

Harold A. Beck
Reg. of Deeds.