

SAML. DODD WORTH STATISTICAL CO. KANSAS CITY MO 64104

## MORTGAGE

Reg. No. 667  
Fee Paid 134

THIS INDENTURE, Made this Tenth day of December in the year of our Lord nineteen hundred and Twenty-nine between Cornelius F. Johnson and Elizabeth Johnson, his wife (being of lawful age) of the County of Douglas and State of Kansas, of the first part, and Wilder S. Metcalf, of Lawrence, Kansas, of the second part,

WITNESSETH, That the parties of the first part, in consideration of the sum of \$300.00 Three Hundred Dollars, to them in hand paid, the receipt whereof is hereby acknowledged, have sold, and by these presents do grant, bargain, sell and convey to the said party of the second part his heirs and assigns forever, the following tract or parcel of land situated in the County of Douglas and State of Kansas, described as follows, to-wit:

Commencing at a point 30 rods S. of the N. E. corner of N. W.  $\frac{1}{4}$  of Section 18, Township 14, So. of Range 20 E. of 6th P. M., and on the east line thereof, thence west 63  $\frac{33}{100}$  rods, thence south 63  $\frac{33}{100}$  rods, thence east 63  $\frac{33}{100}$  rods, thence north 63  $\frac{33}{100}$  rods to beginning, 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 indefensible estate of inheritance therein free and clear of all incumbrances; that they have good right, to sell and convey said premises, and that they will warrant and defend the same against the lawful claims of all persons.

THIS GRANT is intended as a Mortgage to secure the payment of the sum of \$300.00 Three Hundred Dollars and interest thereon, according to the terms of a certain mortgage note with interest notes attached thereto; this day executed by the said parties of the first part payable to Wilder S. Metcalf, or order, at the office of Wilder S. Metcalf, in Lawrence, Kansas, with interest payable semi-annually on the first day of June and December in each year. The parties of the first part agree that they will pay all taxes and assessments upon said premises before they shall become delinquent; and they will keep the buildings on said property insured for \$1200.00 in some approved Insurance Company, payable in case of loss, to the mortgagee or assigns, and deliver the policy to the mortgagee as collateral security thereto.

NOW, If such payments be made as herein specified, this conveyance shall be void, and shall be released upon demand of the parties of the first part. But if default be made in the payment of said principal sum or any part thereof, or any interest thereon, or of said taxes or assessments, as provided, or if default be made in the agreement to insure, then this conveyance shall become absolute, and the whole of said principal and interest shall immediately become due and payable at the option of the party of the second part, and in case of such default of any sum covenanted to be paid, for the period of ten days after the same becomes due, the said first parties agree to pay to said second part or his assigns interest at the rate of ten per cent per annum, computed semi-annually, on said principal note, from date thereof to the time when the money shall be actually paid, and any payments made on account of interest shall be credited in said computation, so that the total amount of interest collected shall be, and not exceed the legal rate of ten per cent per annum, but the party of the second part may pay any unpaid taxes charged against said property or insure said property if default be made in keeping up insurance, and may recover for all such payments, with interest at ten per cent per annum in any suit for foreclosure of this mortgage; and it shall be lawful for the party of the second part his executors, administrators or assigns, at any time thereafter to sell the premises hereby granted, or any part thereof in the manner prescribed by law. Appraisement Waived or not, at the option of the party of the second part, and out of the moneys arising from such sale to retain the amount then due, or to become due, according to the conditions of this instrument, and interest at ten per cent per annum from the time of said default until paid, together with the costs and charges of making such sale, to be taxed as other costs in the suit.

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

Cornelius F. Johnson (Seal)  
Elizabeth Johnson (Seal)

STATE OF KANSAS  
COUNTY OF DOUGLAS, SS.

BE IT REMEMBERED, That on this 11 day of December A. D. 1929 appeared before me, a Notary Public in and for said County and State Cornelius F. Johnson and Elizabeth Johnson, his wife to me personally known to be the same persons who executed the foregoing mortgage, and duly acknowledged the execution thereof.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last above written.

Legal Seal

My commission expires November 26, 1932

Glenn A. Moody  
Notary Public

Recorded December 14, 1929 A. D. at 9:00 A. M.

*Elmer E. Armstrong* Register of Deeds

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