

MORTGAGE

 Rec. No. 1074
 Fee Paid 73¢

THIS MORTGAGE, Made this 11th day of November 1930 by Otto Spitzli and Myra Spitzli, his wife, of the County of Douglas and State of Kansas, parties of the first part, to The Davis-Wellcome Mortgage Company, a corporation, existing under the laws of the State of Kansas, having its office at Topeka County of Shawnee and State of Kansas party of the second part;

WITNESSETH, That said parties of the first part, in consideration of the sum of Two Hundred Seventy Five Dollars to them in hand paid, the receipt of which is hereby acknowledged, do by these presents, Grant, Bargain, Sell, Convey and Warrant unto the said party of the second part, its successors or assigns the real estate situated in the County of Douglas and State of Kansas, particularly bounded and described as follows, to wit: The North Half (N $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Three (3) and as follows, to wit: The North Half (N $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Three (3) thence south beginning at the northwest corner of the Northeast Quarter (NE $\frac{1}{4}$) of Section Three (3) thence south Twenty One Hundred Eighty Six (2186) feet to a stone, thence East Two Hundred Fifty (250) feet to the center of Captain's Creek, thence down the center of said Creek to a point where it crosses the north line of said Northeast quarter (NE $\frac{1}{4}$) of Section Three (3) thence West Thirteen Hundred Twenty (1320) feet to the place of beginning, all in Township Thirteen (13) South, Range Twenty One (21) East of the Sixth Principal Meridian, containing One Hundred Twenty Seven and one-half (127 $\frac{1}{2}$) acres, more or less.

TO HAVE AND TO HOLD THE SAME, Together with all and singular the tenements, hereditaments and appurtenances thereto belonging, or in anywise appertaining, forever, free and clear of all incumbrances. This mortgage is subject and second to a mortgage executed by the parties of the first part to The Prudential Insurance Company of America dated December 11th 1923 to secure the payment of \$5500 covering the above-described real estate.

PROVIDED ALWAYS, And these presents are upon this express condition, that whereas, said parties of the first part have this day executed and delivered one certain promissory note in writing to said party of the second part, payable in installments as follows: \$27.50 on June 18, 1931 Dec. 18, 1931 June 18, 1932 Dec. 18, 1932 June 18, 1933 Dec. 18, 1933 June 18, 1934 Dec. 18, 1934, June 18, 1935 and Dec. 18, 1935 respectively, with interest at ten per cent per annum after maturity until payment both principal and interest payable at the office of The Davis-Wellcome Mortgage Company, Topeka, Kansas, and it is distinctly understood and agreed that the note secured by this mortgage is given for and in consideration of the services of said The Davis-Wellcome Mortgage Company in securing a loan for said parties of the first part, which loan is secured by the mortgage hereinbefore referred to and excepted and the said note does not represent any portion of the interest on said loan and is to be paid in full, regardless of whether said loan is paid wholly or partly before its maturity.

NOW, If said parties of the first part shall pay or cause to be paid to said party of the second part, its successors or assigns, said sum of money in the above described note mentioned, together with the interest thereon, according to the terms and tenor of the same, then these presents shall be wholly discharged and void; and otherwise shall remain in full force and effect. But if said sum or sums of money, or any part thereof or any interest thereon, or interest or principal of any prior mortgage is not paid when the same is due, or if the taxes and assessments of every nature which are or may be assessed and levied against said premises or any part thereof, are not paid when the same are by law made due and payable, then the whole of said sum or sums, and interest thereon, shall, by these presents, become due and payable at the option of said party of the second part, and said party of the second part shall be entitled to the possession of said premises. In case of foreclosure, said property may be sold with or without appraisal, and with or without receiver, as the legal holder hereof may elect; and said legal holder may recover interest at the rate of ten per cent per annum from the time of such default in the payment of interest, or in any of the conditions of this contract. Party of the second part may make any payments necessary to remove or extinguish any prior or outstanding title, lien or incumbrance on the premises hereby conveyed, and may pay any interest or other charges hereafter accruing on any prior incumbrances on the premises hereby conveyed, provided such interest or other charges are not paid promptly when due by parties of the first part, and may pay any unpaid taxes or assessments charged against said property, and may insure said property if default be made in the covenant to insure, and any sums so paid shall become a lien upon the above described real estate, and be secured by this Mortgage, and may be recovered, with interest at ten per cent, in any suit for the foreclosure of this Mortgage. In case of foreclosure it is agreed that the judgment rendered shall provide that the whole of said real estate shall be sold together and not in parcels.

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

 Otto Spitzli
 Myra Spitzli

 STATE OF KANSAS,
 COUNTY OF DOUGLAS, SS.

BE IT REMEMBERED, That on this 29th day of November A. D. 1930 before the undersigned, a Notary Public within and for the County and State aforesaid, came Otto Spitzli and Myra Spitzli, his wife who are personally known to me to be the same persons who executed the within instrument of writing and such persons duly acknowledged the execution of the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal, the day and year last above written.

Legal Seal

My commission expires April 4th 1934.

C. F. Richards Notary Public

Recorded Dec. 5, 1930 A. D. at 10:30 A. M.

Register of Deeds

The following is a summary of the original instrument.
 The debt secured by this mortgage has been paid in full and the
 original instrument is hereby cancelled.
 and released this 7th day of November 1935
 C. F. Richards
 Notary Public
 State of Kansas
 County of Douglas

FRONT