

MORTGAGE RECORD No. 77

293

RELEASE

KNOW ALL MEN BY THESE PRESENTS: That,

Whereas, heretofore on the 24th day of April 1926 John Fritzel and Clementine Fritzel, husband and wife, gave to Kansas City Life Insurance Company their certain mortgage filed for record on the 26th day of April 1926 at 2:20 o'clock P. M. and duly recorded in Book 57 at page 332 of the records in the office of the Register of Deeds in and for Douglas County, Kansas, to secure their certain note of even date therewith for Ten Thousand Dollars (\$10,000.00).

NOW, THEREFORE, Kansas City Life Insurance Company, being the legal owner and holder of said mortgage and the note secured thereby, in consideration of the full payment of said note and mortgage does hereby certify that said mortgage is fully paid, satisfied and discharged, and does hereby authorize the Register of Deeds of Douglas County, Kansas, to discharge the same record.

IN WITNESS WHEREOF, said Kansas City Life Insurance Company has on this 11th day of May 1931 caused this instrument to be assigned by its Vice President, attested by its Asst. Secretary and its corporate seal to be hereto attached.

Attest:
CORP SEAL
Don H. Cox
Asst. Secretary.

KANSAS CITY LIFE INSURANCE COMPANY
By D. T. Torrens
Vice President.

STATE OF MISSOURI,
COUNTY OF JACKSON, SS.

BE IT REMEMBERED, That on this 11th day of May 1931 before me, the undersigned, a Notary Public in and for said County and State, came D. T. Torrens Vice President of Kansas City Life Insurance Company, who is personally known to me to be such and the same person who executed the foregoing release, and duly acknowledged the execution of the same and that it was his voluntary act and deed and the voluntary act and deed of said corporation.

IN TESTIMONY 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 June 23, 1931

I. E. Marlatt

Notary Public in and for Jackson County
Missouri

Recorded May 14, A. D. 1931 at 10:30 A. M.

Elmer S. Campling Register of Deeds

MORTGAGE

THIS INDENTURE, Made April 1, 1931 by and between James G. H. Jones, and Mary J. Jones, his wife, of the County of Douglas, State of Kansas, parties of the first part, and E. G. Drake and Company (of Beatrice, Nebraska), a corporation existing under and by virtue of the laws of Nebraska, party of the second part:

WITNESSETH, That said parties of the first part, in consideration of the sum of Fifteen Hundred (\$1,500.00) Dollars loaned by the said party of the second part, the receipt of which sum is hereby acknowledged by said parties of the first part do hereby Sell And Convey unto the said party of the second part, its successors and assigns, the following described real estate, situated in the County of Douglas and State of Kansas to-wit: The West half of the Northwest quarter of Section Three (3); All that part of the East half of the Northeast quarter of Section Four (4) lying East of the Atchison, Topeka and Santa Fe Railroad right of way; All that part of the South half of the Southeast quarter of Section Four (4) and all that part of the North half of the Northeast quarter of Section Nine (9) lying West of the Right of Way of the Atchison Topeka and Santa Fe Railroad all in Township Fourteen (14) South Range Twenty (20) East of the Sixth Principal Meridian, containing in all Two Hundred ten (210) acres, according to Government Survey.

TO HAVE AND TO HOLD said premises with all appurtenances thereunto belonging, unto the said party of the second part, its successors and assigns forever. The said parties of the first part covenant with the party of the second part that said parties of the first part are lawfully seized in fee simple of said premises; that they have good right to sell and convey said premises; that said premises are free and clear from all liens and encumbrances, and that they will warrant and defend the title to the said premises unto the said party of the second part, its successors or assigns, forever, against the claims of all persons and the said parties of the first part hereby relinquish all their marital and homestead rights and all other contingent interests in said premises, the intention being to convey hereby an absolute title to said premises in fee simple.

PROVIDED ALWAYS, And this instrument is executed and delivered upon the following conditions:
FIRST, That said parties of the first part shall pay to the party of the second part its successors or assigns One Hundred Dollars (\$100.00) due April 1, 1932 One Hundred Dollars (\$100.00) due April 1, 1933 Thirteen Hundred Dollars (\$1,300.00) due April 1, 1934 with interest thereon payable semi-annually from April 1, 1931 according to the terms of three promissory notes with interest notes thereto attached, all signed by said parties of the first part, payable to the order of the party of the second part bearing even date herewith.

SECOND, That in consideration of the rate of interest at which the loan hereby secured is made, said parties of the first part expressly agree to pay any and all taxes and assessments which may be levied or assessed under the laws of the State of Kansas against said notices hereby secured, or against this mortgage, or against the owner of said notes and/or mortgage on account of the debt hereby secured. However, if such taxes and assessments when added to the interest shall exceed ten per cent per annum upon the principal of the debt hereby secured, said parties of the first part herein shall pay only so much of such taxes and assessments as, added to the interest herein and in said notes contracted to be paid shall equal ten per cent per annum on the principal of the debt hereby secured.

ATTEST:

Lana B. Bann
Register of Deeds

Rep. No. 1362
Fee Paid \$3.00

I, Elmer S. Campling, Clerk of the District Court, Douglas County, Kansas, do hereby certify that the foregoing instrument was duly recorded in Book 57 at page 332 of the records in the office of the Register of Deeds in and for Douglas County, Kansas, on the 14th day of May, 1931, at 10:30 A. M.