

Receiving No. 123

## MORTGAGE RECORD 80

Reg. No. 21

Fee Paid, \$3.00

FROM

Arthur W. Anderson & wife  
TO

J. J. Tobler

STATE OF KANSAS, DOUGLAS COUNTY, ss.

This instrument was filed for record on the 14 day of  
February A. D. 1935 at 3:00 o'clock P. M.Harold C. Bick  
Register of Deeds.

By Deputy.

THIS INDENTURE, Made this 21st day of January, in the year of our Lord, one thousand nine hundred and thirty five. between Arthur W. Anderson and his wife, Verna O. Anderson

of Lawrence in the County of Douglas and State of Kansas.  
parties of the first part, and J. J. ToblerWITNESSETH, That the said part 1st of the first part, in consideration of the sum of  
Twelve Hundred and no/100 DOLLARS, to them duly paid, the receipt of  
which is hereby acknowledged, ha ve 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 Northeast Quarter of the Northeast Quarter of Section  
Twenty Six (26) in Township Thirteen (13), Range Nineteen (19).

with the appurtenances and all the estate, title and interest of the said part 1st of the first part therein.

And the said part 1st 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 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 thereto.

It is agreed between the parties hereto that the part 1st 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 part 2nd of the second part, the loss, if any, made payable to the part 2nd of the second part to the extent of his interest. And in the event that  
said part 1st 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 part 2nd 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 Twelve Hundred and no/100 DOLLARS.  
according to the terms of one certain written obligation for the payment of said sum of money, executed on the 21st day of January 1935.  
and by its terms made payable to the part 2nd 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 part 2nd 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 part 1st 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,  
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 part 2nd of the second part 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 part 2nd of the second part making such sale, to the first parties.  
It is agreed by the parties hereto that the terms and provisions of this indenture and such and every obligation therein 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 part 1st of the first part ha ve hereunto set their hands and seal the day and year last above  
written.

Arthur W. Anderson (SEAL)

Verna O. Anderson (SEAL)

(SEAL)

(SEAL)

STATE OF Kansas  
COUNTY OF Douglas } ss.BE IT REMEMBERED, That on this 11th day of February A. D. 1935, before me,  
John C. Emick a Notary Public in the aforesaid County and State, came Arthur W. Anderson and his  
wife, Verna O. Anderson

(SEAL)

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 13th day of January 1936.

John C. Emick 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 19 day of March 1936.

J. J. Tobler

Mortgagee. Owner.

This Release  
was written  
on the original  
Mortgage.entered  
this 17th day  
of March  
1936.Harold C. Bick  
Reg. of Deeds.  
Deputy.