

Receiving No. 4035

## MORTGAGE RECORD 80

Reg. No. 1002

Fee Paid, \$3.75

FROM

John Bradford Perkins, et al,  
TO

Virginia E. Brand.

STATE OF KANSAS, DOUGLAS COUNTY, ss.

This instrument was filed for record on the 19 day of

March A. D. 1937, at 1:50 o'clock P. M.

N. A. B. B.

Register of Deeds.

By

Deputy.

THIS INDENTURE, Made this 19th day of March, in the year of our Lord, one thousand nine hundred and thirty-seven, between John Bradford Perkins, a single man, Lulu K. Brown and E. H. Brown, her husband

of the first part, and in the County of Douglas and State of Kansas  
Virginia E. Brand

WITNESSETH, That the said parties of the first part, in consideration of the sum of part y of the second part.  
Fifteen hundred and 00/100

which is hereby acknowledged, has sold, and by this indenture do Grant, Bargain, Sell and Mortgage to the said part y of the second part, the following described real estate situated and being in the County of Douglas and State of Kansas, to-wit:

The West two-thirds (W 2/3) of the South Half (S 1/2) of fractional Southwest Quarter (SW 1/4), Section Six (6), Township Thirteen (13) South (S) of Range Twenty-one (21) East of the Sixth (6th) Principal Meridian, less the One and Sixteen Hundredths (1.16) acres taken for Highway in Book One Hundred Twenty Five (125), Page Five Hundred Fifty Four (554), in Douglas County, Kansas.

Parties of the first part have the privilege of paying off said note at any interest paying date in the amount of One Hundred Dollars (\$100.00) or multiples thereof.

with the appurtenances and all the estate, title and interest of the said part 158 of the first part therein.

And the said part y 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 therein.

It is agreed between the parties hereto that the part 158 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 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 y of the second part, the loss, if any, made payable to the part y of the second part to the extent of 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 part y of the second part may pay said taxes and insurance, or other, 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 paid.

THIS GRANT is intended as a mortgage to secure the payment of the sum of

Fifteen Hundred and no/100 (\$1500.00) DOLLARS,

according to the terms of a certain written obligation for the payment of said sum of money, executed on the 19th day of March 1937

and by its terms made payable to the part y 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 y 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 158 of the first part shall fail to pay the same as provided in this indenture.

And this mortgage 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 mortgage shall become absolute, and the whole sum remaining unpaid, and all of the obligations provided for in said writing 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 y of the second part, in its possession of the said premises and all the improvements thereon in the manner provided by law and to have a receiver appointed to collect 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 therein, and the surplus, if any there be, shall be paid by the part y of the second part, on demand, to the first part 158.

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 parties of the first part ha VS hereunto set their hand and seal # the day and year last above written.

John Bradford Perkins (SEAL)

Lulu K. Brown (SEAL)

E. H. Brown (SEAL)

(SEAL)

STATE OF Kansas

COUNTY OF Douglas

BE IT REMEMBERED, That on this 19th day of March A. D. 1937, before me, a

Notary Public in the aforesaid County and State, came

John Bradford Perkins and Lulu K. Brown and E. H. Brown, her husband

to me personally known to be the same person 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.

(SEAL)

My commission expires on the 26 day of June 1939.

C. B. Rosford

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 17th day of December 1938.

Virginia E. Brand

Mortgagee. Owner.

This Release was written on the original Mortgage entered this 17th day of December 1938. N. A. B. B. Reg. of Deeds.