

Receiving No. 508

## MORTGAGE RECORD 82

Reg. No. 98  
Fee Paid \$12.50

The World Co. Lawrence, Kansas

FROM  
 Wm. R. Nichols Stella M. Nichols  
 TO  
 Lemon C. Baker Lola Baker

STATE OF KANSAS, DOUGLAS COUNTY, ss.  
 This instrument was filed for record on the 1 day of  
 May A. D. 1935, at 2:05 P. M.  
 By Harold A. Beck  
 Register of Deeds.  
 Deputy.

THIS INDENTURE, Made this 29th day of April in the year of our Lord nineteen hundred thirty five between William R. Nichols and Stella M. Nichols his wife

of Baldwin in the County of Douglas and State of Kansas  
 of the first part, and Lemon C. Baker and Lola Baker

WITNESSETH, That the said parties of the first part, in consideration of the sum of Five Thousand - - - - - DOLLARS to them duly paid, the receipt of which is hereby acknowledged, have sold and by these presents do grant, bargain, sell and Mortgage to the said parties of the second part, their heirs and assigns forever, all that tract or parcel of land situated in the County of Douglas, and State of Kansas, described as follows, to-wit:

The East half of the North East Quarter (SE<sup>1</sup>/<sub>4</sub>) of Section One (1) Township fifteen (15) Range nineteen (19) East and

The south east quarter (SE<sup>1</sup>/<sub>4</sub>) of section thirty six (36) township fourteen (14) range nineteen (19), containing in all two hundred forty (240) acres more or less.

The East half of the last described tract subject to a first Mtg of \$4000.00 in favor of T.J. Sweeney Treas and balance subject to a first mortgage of \$5900.00 in favor of Mutual Benefit Life Ins. Co.

with all the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said William R. Nichols and Stella M. Nichols 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 except as to the mortgages above listed.

This grant is intended as a mortgage to secure the payment of the sum of five thousand Dollars, according to the terms of one certain note this day executed and delivered by the said William R. Nichols and Stella M. Nichols to the said parties of the second part, due Dec. 1st, 1939 with 5% interest from Dec. 1st, 1934 payable annually.

and this conveyance shall be void if such payments be made as herein specified. But if default be made in such payments, or any part thereof, or interest thereon, or the taxes, or if the insurance is not kept up thereon, then this conveyance shall become absolute, and the whole amount shall become due and payable, and it shall be lawful for the said parties of the second part their executors, administrators and assigns, at any time thereafter to sell the premises hereby granted, or any part thereof, in the manner prescribed by law; and out of all the moneys arising from such sale to retain the amount then due for principal and interest, together with the cost and charges of making such sale, and the overplus, if any there be, shall be paid by the parties making such sale, on demand, to said Lemon C. Baker and Lola Baker their heirs and assigns

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

Signed, sealed and delivered in presence of

William R. Nichols (SEAL)

Stella M. Nichols (SEAL)

STATE OF KANSAS,

Douglas County ss.

BE IT REMEMBERED, That on this 29th day of April A. D. 1935 Before me W. M. Clark, a Notary Public in and for said County and State, came William R. Nichols and Stella M. Nichols his wife to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

(SEAL)

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 May 15th, 1935 19 W. M. Clark Notary Public.

## RELEASE

The note herein described having been paid in full, this mortgage is hereby released, and the lien thereby created, discharged. As Witness my hand, this 13 day of Jan A. D. 1944.

Attest:

Reland J. Baker  
 Jessie M. Baker, Executrix of the Estate  
 of Charles L. Baker Deceased.

Grace E. De Claspel  
 Mary E. Trotter

This Release was written on the original Mortgage entered this 13 day of Jan 1944 by Harold A. Beck Reg. of Deeds.

1st Assignment de Book 88, page 527