

Receiving No. 9443

MORTGAGE RECORD 82

The World Co., Lawster, Kansas

FROM
 William H. Martin and Louise V. Martin, husband and wife,
 TO
 Rebecca J. Mabry

STATE OF KANSAS, DOUGLAS COUNTY, ss.
 This instrument was filed for record on the 12 day of February A. D. 1940. At 3.55 P.M.
 By Harold A. Beck Register of Deeds.
 Deputy.

Reg. No. 2160
Fee Paid \$11.25

THIS INDENTURE, Made this twelfth day of February in the year of our Lord nineteen hundred forty between William H. Martin and Louise V. Martin, husband and wife, of the first part, and Rebecca J. Mabry of the second part.

WITNESSETH, That the said parties of the first part, in consideration of the sum of Four Thousand Five Hundred and no/100 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 party of the second part her 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:

Beginning Forty (40) rods West of the Northeast corner of the Northwest Quarter of Section Twenty Seven (27), Township Twelve (12), Range Nineteen (19), thence South Fifty (50) rods, thence West Eighty (80) rods, thence North Fifty (50) rods, thence East Eighty (80) rods to the place of beginning, containing twenty five (25) acres, more or less, in Douglas County, Kansas, and the Southwest Quarter of Section Twenty-Two (22), Township Twelve (12), Range Nineteen (19), less a tract in the Southwest corner thereof, described as follows: Beginning at the Southwest corner of the Southwest Quarter of said Section 22, thence running East on the South boundary line of said Quarter Section, 24.52 chains to a stake in the center of road, bearing North and West, thence in the center of said road as traveled and worked, North 18° West 6.55 chains, thence North 36° West 6.06 chains, thence North 26° West 3.03 chains, thence North 49° West 7.57 chains, thence North 43° West 6.82 chains, thence North 21° West 3.03 chains, thence North 39° West 3.03 chains thence North 51 3/4° West 5.22 chains, to the West boundary line of said Section, thence South to the place of beginning, containing 45.22 acres, in Douglas County, Kansas, said tract containing 114.78 acres.

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

This grant is intended as a mortgage to secure the payment of the sum of Four Thousand Five Hundred Dollars, according to the terms of one certain note this day executed and delivered by the said first parties to the said party of the second part her heirs and assigns.

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 party of the second part her 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 surplus, if any there be, shall be paid by the party making such sale, on demand, to said first parties, their heirs and assigns.

Insurance in the amount of \$4,500 to be carried by first parties.

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 H. Martin (SEAL)
 Louise V. Martin (SEAL)

STATE OF KANSAS, Douglas County, ss. BE IT REMEMBERED, That on this 12th day of February A. D. 1940 before me the undersigned a Notary Public in and for said County and State, came William H. Martin and Louise V. Martin, husband and 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 July 25, 1943 John W. Brand 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 20th day of March A. D. 1951.

Attest:

Rebecca J. Mabry

This release was written on the original mortgage.

entered this 23 day of March 1951

Harold A. Beck Reg. of Deeds

Deputy