

FROM
TO
STATE OF KANSAS, DOUGLAS COUNTY, ss.
This instrument was filed for record on the 12 day of July A. D. 19 39, at 11:55 o'clock A. M.
By *Harold A. Schaal* Deputy, Register of Deeds.

THIS INDENTURE, Made this 12th day of July in the year of our Lord, one thousand nine hundred and thirty-nine between Abraham J. Flory and Della M. Flory, his wife

of Baldwin in the County of Douglas and State of Kansas
part 105 of the first part, and Mabel A. Wingert

WITNESSETH, That the said part 105 of the first part, in consideration of the sum of Twenty-eight Hundred and no/100 DOLLARS, to them July paid, the receipt of which is hereby acknowledged, ha. vu. s.d., 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:

Beginning at the Southeast Corner of the Northwest Quarter (NW¹/₄) of Section Sixteen (16), Township Fourteen (14), Range Nineteen (19) North Sixty-six Rod and Ten feet, to a stake, Ten feet North of a row of cottonwood trees, West and parallel to said row of cottonwood trees One Hundred Rods to a stake on a line with a rock fence, thence in a southeasterly direction to said rock fence, thence following and bounding on said rock fence about sixty-five rods to south line of said quarter section, east along said quarter section line 69 1/2 rods to beginning containing thirty-three acres, more or less; also the Northeast Quarter (NE¹/₄) of Southwest Quarter (SW¹/₄) of Section Sixteen (16), Township Fourteen (14), Range Nineteen (19), forty acres, more or less, total acreage seventy-three acres, more or less

with the appurtenances and all the estate, title and interest of the said part 105 of the first part therein.

And the said part 105 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 seised of a good and indefeasible estate of inheritance therein, free and clear of all incumbrance

and that they will warrant and defend the same against all parties making lawful claim thereon.

It is agreed between the parties hereto that the part 105 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 will 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 of the second part, the loss, if any, made payable to the part of the second part to the extent of their interest. And in the event that said part 105 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 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 said fully repaid.

THIS GRANT is intended as a mortgage to secure the payment of the sum of Twenty-eight Hundred and no/100 DOLLARS, according to the terms of the certain written obligation for the payment of said sum of money, executed on the 12th day of July 19 39

and by the terms of the said part 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 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 105 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 remains 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 party 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 of the second part, making such sale, on demand, to the first part.

It is agreed by the parties hereto that the terms and provisions of this indenture and each 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. vu. hereunto set their hand and seals the day and year last above written.

Abraham J. Flory (SEAL)
Della M. Flory (SEAL)
(SEAL)
(SEAL)

STATE OF KANSAS
County of DOUGLAS } ss.

BE IT REMEMBERED, That on this 12th day of July A. D. 19 39, before me, a Notary Public in the aforesaid County and State, came Abraham J. Flory and Della M. Flory, his wife

to me personally known to be the same person who executed the foregoing instrument 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 on the 25th day of April 19 43.

W. A. Schaal 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 27 day of November 19 42.

Mabel A. Wingert Mortgagee. Owner.

This Release was acknowledged before me on the 27th day of November 19 42 by Mabel A. Wingert, Mortgagee. *Harold A. Schaal* Reg. of Deeds.