

## MORTGAGE RECORD 84

Reg. No. 2340  
Fee Paid, \$3.00

169

FROM

STATE OF KANSAS, DOUGLAS COUNTY, ss.

This instrument was filed for record on the 16 day of

C. R. Bratton,  
TO

July A. D. 1940, at 9:25 o'clock A.M.

Martha Augusta Dixon

By Harold A. Beck Register of Deeds.  
Deputy.

THIS INDENTURE, Made this seventh day of June, in the year of our Lord, one thousand nine hundred and forty between

C. R. Bratton and Imogene Bratton, husband and wife

of Lawrence in the County of Douglas and State of Kansas parties of the first part, and Martha Augusta Dixon, party of the second part.

WITNESSETH, That the said parties of the first part, in consideration of the sum of Twelve hundred fifty and no/100 DOLLARS, to them duly paid, the receipt of which is hereby acknowledged, have said, 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 west one-half of the following described lands;

The Northwest quarter (1/4) of the Southeast quarter (1/4)  
of the Northwest quarter (1/4) of Section Twenty five (25)  
also a strip three rods wide off the north side of the  
Southwest quarter (1/4) of the Southeast quarter (1/4) of the  
Northwest quarter (1/4) of Section Twenty five (25) all in  
Township Twelve (12) South and Range Nineteen (19) east of the  
Sixth Principal Meridian

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

And the said party of the first part do hereby covenant and agree that at the delivery hereof they are the lawful owners of the premises above granted, and settled 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 thereon.

except a mortgage to the Lawrence Building and Loan Association for \$2500

It is agreed between the parties hereto that the parties 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 party of the second part, the loss, if any, made payable to the party of the second part to the extent of her interest. And in the event that said party 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 party 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 fifty and no/100 DOLLARS according to the terms of and by the certain written obligation for the payment of said sum of money, executed on the seventh day of June 1940 and by the party 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 party 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 parties 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 therein, 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 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 party of the first part to the party of the second part.

IN WITNESS WHEREOF, The parties of the first part have hereunto subscribed my name, and affixed my official seal on the day and year last above written.

C. R. Bratton (SEAL)

Imogene Bratton (SEAL)

(SEAL)

(SEAL)

STATE OF KANSAS } ss.  
County of DOUGLAS }

BE IT REMEMBERED, That on this 7th day of June A. D. 1940, before me, a Notary Public in the aforesaid County and State, came

C. R. Bratton and Imogene Bratton, husband and wife

to me personally known to be the same persons 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 18th day of October 1940.

I. C. Stevenson Notary Public.

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 day of , 19

Mortgagee. Owner.

ATTEST:  
Harold A. Beck  
Register of Deeds

JOHN GALLAGHER, Clerk of the District Court of Douglas County, Kansas  
do hereby certify that a judgment of foreclosure of the mortgage herein named  
was made by said District Court, on the 17th day of July, 1940, and  
that the same is duly recorded in Volume 169 of the Mortgage Records  
of said County, Kansas, at the City of Lawrence, Kansas.