

## MORTGAGE RECORD 84

FROM

Nancy G. Rutter & Geo. C. Rutter  
TO

Gladys F. Rarick

STATE OF KANSAS, DOUGLAS COUNTY, ss.

This instrument was filed for record on the 27 day of

May A. D. 1941, at 4:50 o'clock P.M.

Harold A. Ruck  
Register of Deeds.  
Deputy.

By

Deputy.

THIS INDENTURE, Made this 26th day of May, in the year of our Lord, one thousand nine hundred and Forty-One between Mrs. Nancy G. Rutter and Geo. C. Rutter, her Husband

of Lawrence in the County of Douglas and State of Kansas parties of the first part, and Gladys F. Rarick

WITNESSETH, That the said parties of the first part, in consideration of the sum of party of the second part.

Four thousand &amp; No/100 DOLLARS, to them duly paid, the receipt of which is hereby acknowledged, have sold, 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:

A tract of land beginning at a steel pin marking the Northeast corner of the South 100 acres of the Southeast Quarter of Section 35, Township 12 South, Range 19 East of the 6th P.M., thence South along the East line of said Southeast Quarter 173 feet, to a steel pin, thence West and parallel to the North line of the said South 100 acres, 1625 feet to a steel pin, thence South 190.55 feet to a steel pin, thence West and parallel to the North line of said South 100 acres, 1023.6 feet to a steel pin in the West line of said Southeast Quarter, thence North along the West line of said Southeast Quarter 363.55 feet to a large Elm tree, 36 inches in diameter, thence east along the North line of said South 100 acres, 2649.2 feet more or less to the place of beginning, containing 15 acres, being the same land as purchased of Jennie E. Junkins and Robert M. Junkins

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

And the said parties 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 incumbrance

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

It is agreed between the parties hereto that the part 100 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 Y of the second part, the loss, if any, made payable to the part Y of the second part to the extent of its interest. And in the event that said part 100 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 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 Four thousand &amp; No/100

DOLLARS, according to the terms of the certain written obligation for the payment of said sum of money, executed on the 26th day of May 1941, 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, for any insurance or to discharge any taxes with interest thereon as herein provided, in the event that said part 100 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 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 part Y 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 making such sale, on demand, to the first party 100.

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 have hereunto set their hand and seals the day and year last above written.

Mrs. Nancy G. Rutter (SEAL)

Geo. C. Rutter (SEAL)

(SEAL)

(SEAL)

STATE OF KANSAS

County of DOUGLAS } ss.

BE IT REMEMBERED, That on this 26th day of May A. D. 1941, before me, a

Notary Public in the aforesaid County and State, came Mrs. Nancy G. Rutter, and Geo. C. Rutter, her Husband

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 28th day of May 1941.

S. Leroy Myers 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 26 day of May 1941.

Gladys F. Rarick  
Mortgagee. Owner.

This Release was written on the original Mortgage & entered this 26 day of May 1941.

Harold A. Ruck  
Reg. of Deeds