

MORTGAGE RECORD 84

FROM

TO

STATE OF KANSAS, DOUGLAS COUNTY, ss.
This instrument was filed for record on the 15 day of
March A. D. 19 43, at 11:40 o'clock A. M.
Harold A. Beck
Register of Deeds.
By Deputy.

THIS INDENTURE, Made this 15th day of March, in the year of our Lord, one thousand nine hundred and forty-three between
Amanda A. Baker and Leo Baker, her husband

of Lawrence in the County of Douglas and State of Kansas
part 1st of the first part, and
Fred R. Paschel part y of the second part.

WITNESSETH, That the said parties of the first part, in consideration of the sum of
Three thousand (\$3,000.00) DOLLARS, to them duly paid, the receipt of
which is hereby acknowledged, he ve sold, and by this indenture do -- Grant, Bargain, Sell and Mortgage to the said part y of the second part,
the following described real estate situated and being in the County of Douglas and State of Kansas, to-wit:

The North Ninety-five acres of the Northeast Quarter of Section Two (2)
Township Thirteen (13), Range Nineteen (19), less a tract 9.25 chains long
East and West by 2.25 chains wide North and South out of the Southeast corner
of said tract containing three and one-half acres more or less, containing
in all 91½ acres more or less, in Douglas County, Kansas,

This mortgage is subject to a first mortgage to the Liberty Joint Stock Land Bank, of Kansas City
Mo. now owned by the Ohio National Life Insurance Company and recorded in Book 62 at Page 362.

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

And the said part 1st of the first part do hereby covenant and agree that at the delivery hereof they are the lawful owner s of the premises above granted,
and acted of a good and lawful estate of inheritance therein, free and clear of all incumbrance
except mortgage above described.

It is agreed between the parties hereto that the part 1st 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 less, if any, made payable to the part y of the second part to the
extent of his interest. And in the event that said part 1st 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
Three thousand (\$3,000.00) DOLLARS.

according to the terms of a certain written obligation for the payment of said sum of money, executed on the 15th day of March 19 43.
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 to pay for any insurance or to discharge any taxes with interest thereon as herein provided, in the event that
said part 1st 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 provided 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 y of
making such sale, on demand, to the first part 1st.

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 ve hereunto set their hand and seal s the day and year last above
written.

Amanda A. Baker (SEAL)
Leo Baker (SEAL)
(SEAL)
(SEAL)

STATE OF KANSAS } ss.
County of DOUGLAS

BE IT REMEMBERED, That on this 15th day of March A. D. 19 43, before me, a
Notary Public in the aforesaid County and State, came
Amanda A. Baker and Leo Baker, her husband

to me personally known to be the same person who executed the foregoing instrument and duly acknowledged the
execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name, and affixed my official seal on the day and year last
above written.

(SEAL) My commission expires on the 9 day of March 19 46.
Oscar J. Lane 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 6th day of April 19 43.

Fred R. Paschel
Mortgagee. Owner.

This release
was written
on the original
mortgage
entered
this 10 day
of April
1943

Harold A. Beck
Reg. of Deeds
Frederick Paschel
Mortgagee