

MORTGAGE RECORD 84

FROM

STATE OF KANSAS, DOUGLAS COUNTY, ss.

This instrument was filed for record on the 3 day of

April

A. D. 1943, at 11:20 o'clock A. M.

Harold A. Beck

Register of Deeds.

By

Deputy.

THIS INDENTURE, Made this 9th day of December, in the year of our Lord, one thousand nine hundred and forty two between Oscar Broers, and Fredericka Broers, his wife

of Eudora in the County of Douglas and State of Kansas parties of the first part, and Fred W. Neis of the second part.

WITNESSETH, That the said parties of the first part, in consideration of the sum of four thousand eight hundred and no/100 DOLLARS, to them duly paid, the receipt of which is hereby acknowledged, he, ss. 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 Southwest fractional Quarter of Section 26, Township 12, Range 21, less the South part thereof, described as, Commencing at the Southwest corner of said Section; thence North 10 rods; thence East to the Kansas River thence down the Kansas River to the South line of said Section; thence West to the place of beginning, together with all the appurtenances;

Also, Beginning at the Southeast corner of Fractional Section 27, Township 12, Range 21, thence West 26 rods, thence North to the Kansas River, thence along the bank of the Kansas River in a Southeasterly direction to the East line of said Section, thence South on the Section line to the place of beginning, containing 30 acres, more or less, together with all the appurtenances.

This 30 acres is located in the County of Douglas, state of Kansas.

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 were 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 warrant and defend the same against all parties making lawful claim thereto.

It is agreed between the parties hereto that the part 1/2 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 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 1/2 of the second part, the less, if any, made payable to the part 1/2 of the second part to the extent herein. Interest. And in the event that said part 1/2 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 1/2 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 eight hundred and no/100

DOLLARS.

according to the terms of certain written obligation for the payment of said sum of money, executed on the 9th day of December 1942 and by the terms made payable to the part 1/2 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 part 1/2 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 become due 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 overplus, if any there be, shall be paid by the party 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 have hereunto set their hand and seal on the day and year last above written.

Oscar Broers (SEAL)

Fredericka Broers (SEAL)

(SEAL)

(SEAL)

STATE OF Kansas }
County of Douglas }

BE IT REMEMBERED, That on this 9th day of December A. D. 1942, before me, a

notary public in the aforesaid County and State, came

Oscar Broers and Fredericka Broers, his wife

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.

My commission expires on the 12 day of Aug 1943.

(SEAL)

W. C. Mercier

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 16 day of Dec 1944

Fred J. New

Mortgagee.

Owner.

This release was written on the original mortgage entered this 16 day of Dec 1944
Harold A. Beck
Reg. of Deeds