

MORTGAGE RECORD 84

559

Receiving No. 20165

Reg. No. 3886

Fee Paid, \$ 1.25

FROM
 BEURMAN
 TO
 McCreath
 By
 State of KANSAS, DOUGLAS COUNTY, ss.
 This instrument was filed for record on the 16 day of
 March A. D. 19 44, at 2:55 o'clock P. M.
 Register of Deeds.
 Deputy.

THIS INDENTURE, Made this 7th day of March, in the year of our Lord, one thousand nine hundred and forty-four, between Lewis A. Beurmann and Emma M. Beurmann, his wife of the first part, and Millie E. McCreath of the second part.

WITNESSETH, That the said parties of the first part, in consideration of the sum of FOUR HUNDRED SIXTY-FOUR and no/100 DOLLARS, to them duly paid, the receipt of which is hereby acknowledged, have granted, bargained, sold 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 Half of the Northwest Quarter of Section 23, Township 12, Range 19

With the appurtenances and all the estate, title and interest of the said part 1st of the first part therein.

And the said parties of the first part do hereby covenant and agree that at the delivery hereof 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 the 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.

It is agreed between the parties hereto that the party of the second 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 the 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 FOUR HUNDRED SIXTY-FOUR DOLLARS, according to the terms of the certain written obligation for the payment of said sum of money, executed on the 7th day of March 19 44 and by its terms made payable to 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 party of the first part shall fail to pay the same as provided in this indenture.

And this covenant 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 kept in as good repair as they are now, or if waste is committed on said premises, then this covenant 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.

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 part 1st of the first part has hereunto set their hand and seal on the day and year last above written.

Lewis A. Beurmann (SEAL)

Emma M. Beurmann (SEAL)

(SEAL)

(SEAL)

STATE OF Kansas
 County of Douglas ss.

BE IT REMEMBERED, That on this 7th day of March A. D. 19 44, before me, a Notary Public in the aforesaid County and State, came Lewis A. Beurmann and Emma M. Beurmann, his wife.

to me personally known to be the same person as 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 5 day of July 19 45.

C. C. Stewart 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 14 day of June 1955.

Francis M. McCreath
 Charles B. Taylor Jr.

Mortgagee. Owner.

This release was written on the original mortgage and signed the 14th day of June 1955.

Francis M. McCreath
 Charles B. Taylor Jr.