

78605 BOOK 123

MORTGAGE

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This Indenture, Made this Seventeenth day of October, 1961 between W. M. Saxon and Frances A. Saxon, husband and wife of Lawrence, in the County of Douglas and State of Kansas, parties of the first part, and The Lawrence National Bank part Y of the second part.

Witnesseth, that the said parties of the first part, in consideration of the sum of Twenty Thousand and No/100 DOLLARS to then duly paid, the receipt of which is hereby acknowledged, have 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:

All of Lot 23, except a segment on the West side of said Lot, 25 feet wide in front and tapering to 14.92 feet wide in the rear of said Lot; also all of Lot 24; Also beginning at the Northwest corner of Lot 25; thence South to the Southwest corner of said Lot; thence East on South line of said Lot for a distance of 65 feet; thence Northeasterly to a point on the North line of Lot 26, which point is 11 feet East of the Northeast corner of said Lot 25, thence West on North line of said Lots 25 and 26; to the point of beginning, all in Block 4, in Holiday Hills, an Addition to the City of Lawrence.

with the appurtenances and all the estate, title and interest of the said part 188 of the first part therein.

And the said part 188 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 seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances, no exceptions

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

It is agreed between the parties hereto that the part 188 of the first part shall at all times during the life of this indenture, pay all taxes and assessments that may be levied or assessed against said real estate when the same becomes 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 188 interest. And in the event that said part 188 of the first part shall fail to pay such taxes when the same become due and payable or 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 of the part Y of the second part, 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 part 188 of the sum of Twenty Thousand and No/100 DOLLARS

according to the terms of one certain written obligation for the payment of said sum of money, executed on the 17th day of October, 1961, 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 188 of the first part shall fail to pay the same as provided in this indenture.

And this conveyance shall be void if such payments 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 its agents or assigns 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 part Y making such sale, on demand, to the first part 188.

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 188 of the first part have set their hands and seals the day and year last above written.

W. M. Saxon (SEAL)
Frances A. Saxon (SEAL)

Frances A. Saxon (SEAL)

(SEAL)

STATE OF Kansas
County of Douglas



BE IT REMEMBERED, That on this 17th day of October, A.D. 1961, before me, a Said Notary Public in the aforesaid County and State, came W. M. Saxon and Frances A. Saxon, 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.

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 19

My Commission Expires Jan. 28, 1962

IRMA A. BURGERT

Notary Public

Recorded October 25, 1961 at 3:25 P.M.

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 6 day of Dec. 1963

Attest: John P. Peters Vice President & Cashier
(Corp Seal)

The Lawrence National Bank, Lawrence, Kansas
Geo. H. Ryan Mortgagee, Owner.
Vice President

Register of Deeds

This release was written on the original mortgage entered this 17th day of December 1963

Harold A. Beck
Reg. of Deeds
By John P. Peters