

## MORTGAGE

89746 BOOK 139

(No. 528)

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This Indenture, Made this 27th day of October, 1964 between Harold Shepard and Helen L. Shepard, husband and wife, and Darel Vann and Lucille Vann, husband and wife of Lawrence, in the County of Douglas and State of Kansas parties of the first part, and The First National Bank of Lawrence, Lawrence, Kansas part Y of the second part.

Witnesseth, that the said parties of the first part, in consideration of the sum of One Thousand Eight Hundred Eighty and 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 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:

Commencing at a point 15 rods West of the Southeast corner of the Northwest Quarter of the Southwest Fractional Quarter of Section Twenty-Nine (29), Township Twelve (12), South, Range Twenty (20) East of the Sixth Principal Meridian, thence running North 20 rods, thence West 8 rods, thence South 20 rods, thence East 8 rods to place of beginning, containing one acre more or less, in that part of the City of Lawrence known as North Lawrence.

with the appurtenances and all the estate, title and interest of the said parties of the first part therein. And the said part ES of the first part do hereby covenant and agree that at the delivery hereof they are the lawful owners of the premises above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances,

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 ES 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 interest. And in the event that said part ES 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 to 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

One Thousand Eight Hundred Eighty and no/100- - - - - DOLLARS.

according to the terms of ONE certain written obligation for the payment of said sum of money, executed on the 27th day of October 1964, and by ES 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 ES 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

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 of the second part making such sale, on demand, to the first part ES.

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 ES of the first part hereunto set their hands and seals, and date the day and year last above written.

X *Harold Shepard* (SEAL)  
X *Helen L. Shepard* (SEAL)  
X *Darel Vann* (SEAL)  
X *Lucille Vann* (SEAL)

STATE OF Kansas

Douglas

COUNTY,

BE IT REMEMBERED, That on this 27th day of October A. D., 1964

before me, a notary public in the aforesaid County and State, came Harold Shepard and Helen L. Shepard, husband and wife, and Darel Vann and Lucille Vann, 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

9-17-2-3

1965

*Robert K. Georgeson*  
B. B. Martin, Robert K. Georgeson

This release  
was written  
on the original  
mortgage  
entered  
the 1st day  
of August  
1964

Recorded October 28, 1964 at 11:15 A. 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 31st day of July 1968.

(Corp. Seal)

THE FIRST NATIONAL BANK OF LAWRENCE, Lawrence, Kansas  
Warren Rhodes President Mortgagee. Owner.

*Harold A. Beck* Register of Deeds