

MORTGAGE RECORD

This Indenture, Made this ninth day of February in the year of our Lord one thousand nine hundred and twenty.

WITNESSETH, that William Frowe and Mildred J. Frowe, his wife,

of the county of Douglas and State of Kansas, party of the first part, for and in consideration of

Four Thousand and no/100

DOLLARS

Conveys and Warrants to THE MERCHANTS' LOAN AND SAVINGS BANK, of Lawrence, Douglas County, Kansas, party of the second

part, its assigns or successors, the real estate, hereinafter described, situated in the county of Douglas and state of Kansas, to-wit:

commencing at a point on the East line of the North West quarter of Section 24, Township 12, Range 19, 16 rods South of the North West corner of the Southwest quarter of the said North West quarter, thence South along said East line 43 3/4 feet, thence East 763 feet, thence North parallel with said East line 703 1/2 feet to the North line of said Southwest quarter of said North West quarter, thence West along said East line 413 feet to the North East corner of a two acre tract now owned by Kendra Scott, thence South along the East line of said two acre tract 264 feet, thence West along the South line of said two acre tract 220 feet to the place of beginning, containing (also) also the South two and one half (2 1/2) acres of the South Fifty (50) acres of the East one half (1/2) of the North West quarter (1/4) of Section Twenty-four (24) Township Twelve (12) Range Nineteen (19). Also the South quarter (1/4) of the North West quarter (1/4) of Section Twenty-four (24) Township Twelve (12) Range Nineteen (19). Also two (2) acres in the North West corner of said tract, containing in all thirty-eight (38) acres. Also beginning at the North West corner of the South West quarter (1/4) of the North West quarter (1/4) of Section Twenty-four (24) in Township Twelve (12) Range Nineteen (19), thence East Twenty (20) rods, thence South West (1/4) of said Range number Twenty (20) rods, to place of beginning, containing two (2) acres, in said County and State with all the appurtenances, and all the estate, title and interest of the said parties of the first part therein.

To secure the said party of the second part, its assigns or successors, for an actual loan of money made to the said party of the first part, as evidence by one certain Bond No. _____ of even date herewith, in and by which said bond the party of the first part promises to pay to the order of the said party of the second part, its assigns or successors, in lawful money of the United States of America, the principal sum of Four Thousand and no/100 Dollars, on or before one year with interest at the rate of Six per cent, per annum from date

until maturity and ten per cent, per annum after maturity or default, interest payable semi-annually according to interest coupons thereon attached, both principal and interest being payable at the office of THE MERCHANTS' NATIONAL BANK, Lawrence, Kansas, and also promise and agree that in case any interest on any of said sums shall remain unpaid after the same becomes due, then the entire sums covered by this bond and secured by this Mortgage Deed, to become immediately due and payable at option of mortgagee, without any notice of any kind whatsoever, and same to be collected in like manner as if the full time provided in said bond had expired.

It is hereby expressly Agreed, That said first party shall insure the buildings that are insurable herein, in favor of the party of the second part, its assigns or successors, against loss or damage by fire, in such sum and in such fire insurance companies as the second party, its assigns or successors, may direct, and maintain such insurance during the continuance of this loan.

It is Further expressly Agreed, That the first party shall at all times keep the taxes and assessments of any and all kinds that may become liens upon said premises fully paid and satisfied, and that said security shall remain and be kept as good as the same is now during the continuance of this loan.

It is Further Agreed, That the first party shall repay to the second party, its assigns or successors, all and every such sum or sums of money as may have been paid by them, or any of them, for taxes or assessments, or for premiums and costs of insurance, or on account of, or to extinguish or remove any prior or outstanding title, lien, claim or incumbrance on the premises hereby conveyed, with interest thereon at the rate of ten per cent, per annum from the time the said sum or sums of money may have been respectively so advanced and paid, until the same are repaid. And all of which said sum or sums of money and the interest to accrue thereon, shall also be a charge upon said premises, and shall be secured by this instrument in the same manner as the said principal sum payable by the said bond is secured thereon.

It is Further Agreed, That in case of default in the payment of said bond, or any part thereof, or any of the sums of money to become due herein specified, according to the tenor and effect of said bond, or in the case of the breach by the said party of the first part, of any of the covenants or agreements herein mentioned by the said first party to be performed, then and in that case, this conveyance shall become absolute, and the party of the second part, its assigns or successors, be at once entitled to the possession of the said above described premises, and to have and receive all the rents and profits thereof, and the said bond, with interest accrued thereon and all moneys which may have been advanced and paid by the said second party, its assigns or successors, with the aforesaid interest thereon, shall, thereupon, each and every one of them, become and be at once due and payable at the option of the legal holder hereof.

In Testimony Whereof, The said party of the first part have hereunto set their hands and seals on the day and year first above written.

William Frowe (SEAL)

Mildred J. Frowe (SEAL)

STATE OF KANSAS, Douglas COUNTY, ss:

I, the undersigned, a Notary Public, in and for said County and State, do hereby certify that on this ninth day of February, A. D. 1920, personally appeared before me

William Frowe and Mildred J. Frowe, his wife,

to me personally known to be the identical persons who executed and whose names are affixed to the foregoing mortgage as grantor, and acknowledged the same to be their voluntary act and deed

In Testimony Whereof, I have hereunto set my hand and affixed my official seal on the day and year last above written.

(28)

E. H. McKeen

Notary Public.

Commission expires Dec. 17

1922

Recorded Feb. 17, 1920.
At 10:30 o'clock A. M.

Estelle Morchup
Register of Deeds.

Ferns Flora,
Deputy.

The following is endorsed on the original instrument:
I acknowledge payment in full of the within mortgage and hereby attaching the Register of Deeds, to enter this discharge of Record dated this 6th day of February, 1920, at Lawrence, Kansas.
By A. C. McKeen, Notary Public.

Recorded February 17th 1920

E. H. McKeen, Notary Public