

MORTGAGE RECORD—59.

The following is endorsed on the original instrument.
The note herein described having been paid in full, this mortgage is hereby
released and the lien thereby created discharged.

Recorded Sept. 16, 1921
Opal B. Williamson
Register of Deeds

Witnessed by my hand this 15th day of September A. D. 1921
William H. Banning
Attest:
Dean Dymal

This Indenture, Made this 18th day of April in the year of our Lord one thousand nine hundred & twenty one between Joseph D. Frost and Margaret Frost, his wife, Lawrence in the County of Douglas and State of Kansas, of the first part, and William H. Banning of the second part:

Witnesseth, That the said part of the first part, in consideration of the sum of Eighteen hundred Dollars, to the said part of the second part, has sold, and by these presents do grant, bargain, sell and mortgage to the said part of the second part, his heirs and assigns forever, all that tract or parcel of land situated in the County of Douglas and State of Kansas, described as follows, to wit: Lot 20, Thirty Six (36) on Rhode Island Street City of Lawrence.

with the appurtenances, and all the estate, title and interest of the said part of the first part therein. And the said parties 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 claims whatsoever. This grant is intended as a Mortgage to secure the payment of the sum of Eighteen Hundred Dollars according to the terms of a certain promissory note this day executed by said Joseph D. Frost and Margaret Frost

to the said part of the second part; said note being given for the sum of Eighteen hundred Dollars, dated April 18th 1921, due and payable in three year from date thereof,

with interest thereon from the date thereof until paid according to the terms of said note and 6 coupons of Sixty three Dollars each thereto attached. And this conveyance shall be void if such payment be made as in said note and coupons thereto attached, and as hereinafter specified. And the said part of the second part hereby agree to pay all taxes assessed on said premises before any penalties or costs shall accrue on account thereof, and to keep the said premises insured in favor of said mortgagee, in the sum of Ten hundred Dollars,

in some insurance company satisfactory to said mortgagee, in default whereof the said mortgagee may pay the taxes and accruing penalties, interests and costs, and insure the same at the expense of the part of the first part, and the expense of such taxes and accruing penalties, interest and costs, and insurance, shall, from the payment thereof, be and become an additional lien under this mortgage upon the above described premises, and shall bear interest at the rate of 10 per cent. per annum. But if default be made in such payment, or any part thereof or interest thereon or the taxes assessed on said premises or if the insurance is not kept up thereon, then this conveyance shall become absolute, and the whole principal of said note and interest thereon, and all taxes and accruing penalties and interest and costs thereon remaining unpaid or which may have been paid by the part of the second part, and all sums paid by the part of the second part for insurance, shall be due and payable or not, at the option of the part of the second part; and if shall be lawful for the part of the second part, his executors, administrators or assigns, at any time thereafter, to sell the premises hereby granted, or any part thereof, in the manner prescribed by law, appraisement hereby waived or not, at the option of the part of the second part, his executors, administrators or assigns, and out of all the moneys arising from such sale to retain the amount then due or to become due according to the conditions of this instrument, together with the costs and charges of making such sale, and the over-plus, if any there be, shall be paid by the part of the second part making such sale, on demand, to the said parties of the first part, their heirs and assigns.

In Testimony Whereof, The said part of the first part have hereunto set their hand and seal the day and year last above written.

Signed, sealed and delivered in presence of

Joseph D. Frost (SEAL)
Margaret Frost (SEAL)

STATE OF KANSAS,
Douglas County,

Be it Remembered, That on this 18 day of April A. D. 1921, before me, A. J. Fleming, a Notary Public in and for said County and State, came Joseph D. Frost and Margaret Frost, his wife, who are to me personally known, to be the same person who executed the foregoing instrument of writing, and they 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 April 10, 1923 A. J. Fleming Notary Public.

This instrument was filed for record on the 14 day of May A. D. 1921, at 3:35 o'clock P. M.

Estelle Northrup Register of Deeds.
By Deputy.