

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.
A witness my hand this 25 day of May A.D. 1923
Attest:
Matthew National Bank
C. H. Tucker
Cashier

Recorded May 25 1923
Geo. C. Wellman
Register of Deeds

This Indenture, Made this 25 day of May in the
year of our Lord one thousand nine hundred & twenty three, between
Ward B. Titus and Ada W. Titus, his wife
of Lawrence in the County of Douglas and State of Kansas, of the first part, and

Watkins National Bank of the second part:

Witnesseth, That the said parties of the first part, in consideration of the sum of
Twenty-One hundred fifty DOLLARS,
to them duly paid, the receipt of which is hereby acknowledged, have sold, and by these presents do grant, bargain, sell and mortgage to the said
part of the second part, its successors 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 No. Nine (9) in Block Seven (7) Lance first
Addition to the City of Lawrence.

with the appurtenances, and all the estate, title and interest of the said parties 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 owner 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 Twenty-One hundred fifty DOLLARS,
according to the terms of a certain promissory note this day executed by said parties of the first part.

to the said part of the second part; said note being given for the sum of
Twenty-One hundred fifty DOLLARS,
dated May 25, 1923, due and payable in one year from date thereof,

with interest thereon from the date thereof until paid according to the terms of said note and two coupons of 75 100
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 parties of the first 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 Twenty-five 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 it shall be lawful for the part of the second part, its successors, administrators or assigns, at any time thereafter, to sell the premises
hereby granted, or any part thereof, in the manner prescribed by law, appraisal hereby waived or not, at the option of the part of the second part, its successors,
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 instru-
ment, 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 parties of the first part have hereunto set their hand and seal at the day and year
last above written.

Signed, sealed and delivered in presence of

C. H. Tucker

Ward B. Titus (SEAL)

Ada W. Titus (SEAL)

STATE OF KANSAS,

Douglas County, } ss.

Be It Remembered, That on this 25th day of May A.D. 1923, before me,

L. S.

A. F. Skinn

a Notary Public in and for said County and State, came

Ward B. Titus and Ada W. Titus, his wife

to me personally known to be the same person who executed the foregoing instrument of writing, 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 April 10 1926 A. F. Skinn Notary Public.

This instrument was filed for record on the 25th day of May A.D. 1923 at 10:30 o'clock A. M.

Geo. C. Wellman

Register of Deeds.

By _____ Deputy.

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.
Attest:
Matthew National Bank
C. H. Tucker
Cashier

Recorded December 7 1923
Geo. C. Wellman
Register of Deeds