

MORTGAGE RECORD

This Indenture, Made this 1st day of April in the year of our Lord one thousand nine

hundred and twenty-three

WITNESSETH, that

J. C. Bunn and Francis A. Bunn
his wife

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

One Thousand and 900/100

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:

Lot numbers One (1), Two (2), Three (3),
Four (4), Five (5), Six (6), Seven (7) and
Eight (8) in Block Four (4), South
Lawrence, Kans

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 One Thousand and 900/100 Dollars, on April 1, 1928 with interest at the rate of seven per cent. per annum from date until maturity and to us per cent. per annum after maturity or default, interest payable semi-annually according to interest coupons therefor thereunto 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 Herby 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 everyone 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 has hereunto set their hands and seals on the day and year first above written.

J. C. Bunn

(SEAL)

Francis A. Bunn

(SEAL)

STATE OF KANSAS Bourbon COUNTY, SS:

I, the undersigned, a Notary Public, in and for said County and State, do hereby certify that on this 24th day of March A. D. 1923, personally appeared before me Francis A. Bunn, the wife of J. C. Bunn.

to me personally known to be the identical person who executed and whose name is as affixed to the foregoing mortgage as grantor, and acknowledged the same to be her 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.

Commission expires Oct 29, 1925

Notary Public Alvin J. Graham
I, the undersigned, a Notary Public, in and for said County and State, do hereby certify that on this 27th day of March, A. D. 1923, before me Notary Public Alvin J. Graham personally appeared J. C. Bunn and Francis A. Bunn, his wife, and they came to me personally known to be the same person who executed the within instrument, and they acknowledged the execution of the same. In testimony whereof, I have hereunto subscribed my name and affixed my official seal the day and year last above written. (P. S.) F. A. Bunn, Notary Public, Deputy.

Recorded March 31st 1923
At 2:00 P. M.

The following is endorsed on original instrument:

I reference the following to the original instrument and hereby

authorize the following to execute this instrument

Day of April A. D. 1923

at Lawrence, Kans

Copy Sent by Registered Mail

Recorded April 10 1926

J. E. Williams

Register of Deeds

Lawrence

For Partial Release See Book 67 Page 153.

For Assignment See Book 67 Page 233.

For Assignment See Book 67 Page 104