

MORTGAGE RECORD

This Indenture, Made this 27th day of April in the year of our Lord one thousand nine

hundred and twenty-three

WITNESSETH, that

Fred. G. Alford and Florence H. Alford
his wife

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

Sixteen Hundred

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: :

All of lot number (38) Thirty eight and the
North seventeen and one half feet 417 1/2 feet of lot
Thirty seven (37) Salomon's subdivision of Block 9, of
Babcock's addition to the City of Lawrence

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 Sixteen Hundred Dollars, on April 27, 1928 with interest at the rate of six per cent. per annum from date until maturity and that 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 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 seal, on the day and year first above written.

Fred. G. Alford

(SEAL)

Florence H. Alford

(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 12th day of July A. D. 1928, personally appeared before me

Fred. G. Alford and Florence H. Alford, his wife

to me personally known to be the identical person who executed and whose name 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.

Commission expires

Jan. 27

1927

F. C. Whipple

Notary Public.

Filed for Record on the

13th

day of

July

A. D. 1928

at 10 o'clock

A M.

Geo. E. Williams

Register of Deeds.

Deputy.

The following is certified to be a true and correct copy of the original mortgage and hereby authorized the Registrar of Deeds to file the same in the office of the Registrar of Deeds.

Dated this 23rd day of February A. D. 1928.

Carroll By W. C. McClellan, V. President

See Recipient per Book 60 Page 235.
For Release see Book 75 Page 186.