

MORTGAGE RECORD

This Indenture, Made this 21st day of December in the year of our Lord one thousand nine hundred and twenty-three

WITNESSETH, that R. H. Karnes and Ida M. Karnes, his wife

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

All of tracts Number Four and Five (4+5) being a part of the 6.1-5 acres consisting of fifteen tracts numbered from one to fifteen all in the last one-half (1/2) of the Northeast Quarter (NE 1/4) of Section Seven, Township Thirteen (13) Range Twenty (20) known as the Reedman Suburban Acres Division, Douglas County, Kansas, and it is further expressly agreed as a part of the consideration of this conveyance that the grantee shall not alienate in any manner the above described premises to any person of any race or color, or to any person of any African blood in their being, or any person of any race or color, or any person of any African blood in their being, for an actual loan of money made to the said party of the first part, as evidence by one certain Bond No. 102-11 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 Twenty Thousand Dollars, on December 21, 1926 with interest at the rate 7% per cent, per annum from date until maturity and 1.0% 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 desire, and maintain such insurance 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 have hereunto set their hands and seals on the day and year first above written.

R. H. Karnes (SEAL)
Ida M. Karnes (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 21st day of December A. D. 1923 personally appeared before me R. H. Karnes and
Ida M. Karnes, his wife

to me personally known to be the identical person s who executed and whose names are affixed to the foregoing mortgage as grantor s 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 J. C. Whipple Notary Public
Filed for Record on the 26 day of Dec A. D. 1923 5:25 o'clock P. M.
Pat. C. Whipple Register of Deeds
Deputy.

The following is endorsed on original instrument:

I solemnly swear that the foregoing is a true and correct copy of the original instrument as the same appears to me.

Dated this 21st day of December A. D. 1923

By J. C. Whipple

Notary Public

Co. Sec.

Register of Deeds

Sept 10 1924
Pat. C. Whipple