

S.M. DODD NORTH STATIONARY CO KANSAS CITY MO 64103

FROM
F. H. Perkins et al
TO
Merchants Loan & Savings Bank

STATE OF KANSAS, DOUGLAS COUNTY, ss.
This instrument was filed for record on the 9th day of January A. D. 1924, At 4:35 P. M.
By *Isa E. Wellman* Register of Deeds.
By *Joe Wellman* Deputy.

THIS INDENTURE, Made this 8th day of January in the year of our Lord, one thousand nine hundred and twenty-four between F. H. Perkins and Emma F. Perkins, his wife,

of Lawrence in the County of Douglas and State of Kansas
parties of the first part, and Merchants Loan & Savings Bank party of the second part.

WITNESSETH, that the said parties of the first part, in consideration of the sum of Two Thousand DOLLARS, to them duly paid, the receipt of which is hereby acknowledged, have sold, and by this indenture do Grant, Bargain, Sell and Mortgage to the said party of the second part, the following described real estate situated and being in the County of Douglas and State of Kansas, to-wit:

Lot No. One Hundred Ten (10) and the South Half of Lot No. One Hundred Eight (108) on Maine Street in Block No. Thirty Six (36) in that part of the City of Lawrence, known as West Lawrence. Said Real Estate having been for nine years and now is the homestead of the undersigned mortgagors.

with the appurtenances and all the estate, title and interest of the said part 1st. of the first part therein.

And the said part 1st. of the first part do hereby covenant and agree that at the delivery hereof they are the lawful owner. S. 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 parties making lawful claim thereto. It is agreed between the parties hereto that the part 1st. of the first part shall at all times during the life of this indenture, pay all taxes or assessments that may be levied or assessed against said real estate when the same become due and payable, and that they keep the buildings upon said real estate insured against fire and tornado in such sum and by such insurance company as shall be specified and directed by the part 2nd. of the second part, the loss, if any, made payable to the part 2nd. of the second part to the extent of their interest. And in the event that said part 1st. of the first part shall fail to pay such taxes when the same become due and payable and to keep said premises insured as herein provided, then the part 2nd. of the second part may pay said taxes and insurance, or either, and the amount so paid shall become a part of the indebtedness secured by this indenture, and shall bear interest at the rate of 10% from the date of payment until fully repaid.

THIS GRANT is intended as a mortgage to secure the payment of the sum of two thousand DOLLARS according to the terms of ONE certain written obligation for the payment of said sum of money, executed on the 8th day of January 1924, and by its terms made payable to the part 2nd. of the second part, with all interest accruing thereon according to the terms of said obligation and also to secure any sum or sums of money advanced by the said part 2nd. of the second part to pay for any insurance or to discharge any taxes with interest thereon as herein provided, in the event that said part 1st. of the first part shall fail to pay the same as provided in this indenture.

And this conveyance shall be void if such payment be made as herein specified, and the obligation contained therein fully discharged. If default be made in such payments or any part thereof, or any obligation created thereby, or interest thereon, or if the taxes on said real estate are not paid when the same become due and payable, or if the insurance is not kept up, as provided herein, or if the buildings on said real estate are not kept in as good repair as they are now, or if waste is committed on said premises, then this conveyance shall become absolute and the whole sum remaining unpaid, and all of the obligations provided for in said written obligation, for the security of which this indenture is given, shall immediately mature and become due and payable at the option of the holder thereof, without notice, and it shall be lawful for the said part 2nd. of the second part to take possession of the said premises and all the improvements thereon in the manner provided by law and to have a receiver appointed to collect the rents and benefits accruing therefrom; and to sell the premises hereby granted, or any part thereof, in the manner prescribed by law and out of all moneys arising from such sale to retain the amount then unpaid of principal and interest, together with the costs and charges incident thereto, and the surplus, if any there be, shall be paid by the part 2nd. of the second part making such sale, on demand, to the first part 1st. of the first part. It is agreed by the parties hereto that the terms and provisions of this indenture and each and every obligation therein contained, and all benefits accruing therefrom shall extend and inure to, and be obligatory upon the heirs, executors, administrators, personal representatives, assigns and successors of the respective parties hereto.

IN WITNESS WHEREOF, the part 1st. of the first part have hereunto set their hands and seal the day and year last above written.

F. H. Perkins (SEAL)

Emma F. Perkins (SEAL)

(SEAL)

(SEAL)

STATE OF Kansas ss.
COUNTY OF Douglas

This Release was written on the original Mortgage entered this 2nd day of January 1924.

Isa E. Wellman

Notary Public

My Commission Expires on the 27th day of January 1927.

F. C. Whipple

Notary Public

BE IT REMEMBERED, That on this 9th day of January A. D. 1924, before me, a

F. C. Whipple in the aforesaid County and State, came

F. H. Perkins and Emma F. Perkins, his wife,

to me personally known to be the same person. S. who executed the foregoing instrument 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 on the 27th day of January 1927.

F. C. Whipple

Notary Public

RELEASE

I, the undersigned owner of the within mortgage, do hereby acknowledge the full payment of the debt secured thereby, and authorize the Register of Deeds to enter the discharge of this mortgage. Dated this 3rd day of August 1926

Copy Seal.

Merchants Loan and Savings Bank

Lawrence Kansas

By J. C. Whipple, Cashier.

Mortgage Owner.