

MORTGAGE RECORD 66

293

1st day of
:00 P. M.
Register of Deeds.
Deputy.

one thousand nine
y. of the second part.
duly paid, the receipt of
y. of the second part,
to-wit:

see above granted, and wisod of
ate Bank of

that may be levied or assessed
tornado in such sum and by such
to the extent of their
insured as herein provided, then the
enture, and shall bear interest at

DOLLARS,
19. 24.

on and also to secure any sum or
in the event that said part 168

ch payments or any part thereof
not kept up, as provided herein,
te and the whole sum remaining
and payable at the option of the
holder hereof, without notice, and it shall be lawful for the said part 168

of the said premises and all the
by granted, or any part thereof,
charges incident thereto, and the
therefrom shall extend and incur

real. the day and year

(SEAL)

(SEAL)

(SEAL)

(SEAL)

D. 19. 24, before me, a

acknowledged the execution of
the day and year last

Notary Public.

authorize the Register of
Deeds to enter the discharge of this mortgage of record. Dated this 17th day of September 1924
Bank Mortgage Owner.

FROM

Glenn Charlton et al,

TO

Merchants Loan & Savings Bank.

STATE OF KANSAS, DOUGLAS COUNTY, ss.

This instrument was filed for record on the 1st day of

April A. D. 1924, At 5:00 P. M.

Isal C. Wellman
Jee Wellman
Register of Deeds.
Deputy.

THIS INDENTURE, Made this thirty-first day of March, in the year of our Lord, one thousand nine hundred and twenty-four, between

Glenn E. Charlton and Kathleen B. Charlton, his wife,

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

WITNESSETH, that the said parties of the first part, in consideration of the sum of Fifty-six hundred 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:

Lots Numbers Six (6) and Seven (7), in Chambers Place, an addition to the City of Lawrence, Douglas County, Kansas.

with the appurtenances and all the estate, title and interest of the said part 168 of the first part therein.

And the said part 168 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 wisod 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 therein.

It is agreed between the parties hereto that the part 168 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 becomes due and payable, and that they shall 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 168 of the second part, the loss, if any, made payable to the part 168 of the second part to the extent of its interest. And in the event that said part 168 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 168 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 Fifty-six Hundred DOLLARS according to the terms of one certain written obligation for the payment of said sum of money, executed on the 31st day of March 1924

and by its terms made payable to the part 168 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 168 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 168 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 it is committed or sold 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 hereof, without notice, and it shall be lawful for the said part 168 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 168 of the second part, on demand, to the first part 168 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 168 of the first part have hereunto set their hand and seal on the day and year last above written.

Glenn E. Charlton (SEAL)

Kathleen B. Charlton (SEAL)

(SEAL)

(SEAL)

STATE OF Kansas ss.

COUNTY OF Douglas

DE IT REMEMBERED, That on this 1st day of April A. D. 1924, before me, a

Notary Public in the aforesaid County and State, came

L. S. Glenn E. Charlton and Kathleen B. Charlton, his wife,

to me personally known to be the same person, 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 of record. Dated this 17th day of September 1924
Merchants Loan & Savings Bank
Isal C. Wellman
Jee Wellman
Register of Deeds.
Deputy.

Corp Seal

This Release was written on the original Mortgage and entered this 17th day of September 1924
Isal C. Wellman
Jee Wellman
Register of Deeds.
Deputy.