

## MORTGAGE RECORD 66

KANSAS DEPARTMENT OF REVENUE, STATIONERY CO. KANSAS CITY, MO. 64104

FROM

Etta Pirotte et al.

TO

Peoples State Bank.

STATE OF KANSAS, DOUGLAS COUNTY, ss.

This instrument was filed for record on the 17<sup>th</sup> day of April A. D. 1924, At 11:55 A. M.

By

Joe Wellman  
Deputy.

Register of Deeds.

THIS INDENTURE, Made this 15<sup>th</sup> day of March, in the year of our Lord, one thousand nine hundred and twenty four, between  
Etta Pirotte and P.J. Pirotte, her husband.

of \_\_\_\_\_ in the County of Douglas and State of Kansas  
parties of the first part, and Peoples State Bank, Lawrence, Kansas part y of the second part.

WITNESSETH, that the said parties of the first part, in consideration of the sum of Twenty four hundred and fifty 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 y of the second part, the following described real estate situated and being in the County of Douglas and State of Kansas, to-wit:

The northwest fractional quarter (1/4) of section six (6) in Township twelve (12) of range twenty (20) except the following tract of land: beginning at the northwest corner of said northwest fractional quarter of section six, (6) thence south fifty (50) rods, thence east one hundred fifty seven (157) rods, thence north fifty (50) rods, thence west one hundred fifty seven (157) rods to place of beginning. Containing One Hundred Eight (108) acres.

with the appurtenances and all the estate, title and interest of the said part 108 of the first part therein.

And the said part 108 of the first part do hereby covenant and agree that at the delivery hereof they are the lawful owners of the premises above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances, except one certain first mortgage to Peoples State Bank, Lawrence, Kansas, \$11,000 dated Mch. 13 1924.

It is agreed between the parties hereto that the part 108 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 shall warrant and defend the same against all parties making lawful claim thereon. And in the event that said part 108 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 y 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 Twenty four hundred and fifty DOLLARS, according to the terms of ONE certain written obligation for the payment of said sum of money, executed on the 15<sup>th</sup> day of March 1924, and by its terms made payable to the part y 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 y 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 y of the first part shall fail to pay the same as provided in this indenture.

And this covenants 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 covenant 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 y 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 or 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 y making such sale, on demand, to 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, and assigns and successors of the respective parties hereto.

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hand and seal on the day and year last above written.

Etta Pirotte (SEAL)

P.J. Pirotte, (SEAL)

(SEAL)

(SEAL)

STATE OF Kansas  
COUNTY OF Douglas ss.

This Release was written on the original Mortgage L.S. This entered this day of May 1924.

Joe Wellman  
Reg. of Deeds.

BE IT REMEMBERED, That on this 17<sup>th</sup> day of April A. D. 1924, before me, a Notary Public in the aforesaid County and State, came Etta Pirotte and P.J. Pirotte, her husband

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 10<sup>th</sup> day of April 1925 S.A. Wood. 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 14<sup>th</sup> day of May 1924.

Corp Seal.

Peoples State Bank, Lawrence, Kansas  
Mortgage Owner.

W. Bromelick -