

MORTGAGE RECORD 66

BANK RECORDS STATUTORY CO. KANSAS CITY, MO 64117

FROM	STATE OF KANSAS, DOUGLAS COUNTY, ss.
Elva L. Lawrence, et al	This instrument was filed for record on the 28th day of April A. D. 1924, At 1:25 P. M.
TO	By <i>Isa. E. Wellman</i> Register of Deeds.
Lawrence, National Bank.	By <i>Joe Wellman</i> Deputy.

THIS INDENTURE, Made this 24th day of April, in the year of our Lord, one thousand nine hundred and Twenty-four between Elva L. Lawrence, widow, Dennis Lawrence, Single, R. L. Lawrence and Estella Lawrence, his wife, F. L. Lawrence and Minnie Lawrence, his wife, of Lawrence in the County of Douglas and State of Kansas part ies of the first part, and The Lawrence National Bank part y of the second part. WITNESSETH, that the said part ies of the first part, in consideration of the sum of Sixty-Five Hundred and NO/100 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 part 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 South Half of Lot Seven and the North Half of Lot Nine Massachusetts Street, Also, Lot one and the west fifty feet of Lot Two in Block One Cramson's Subdivision of Block fifteen Babcock's Enlarged Addition to the City of Lawrence Douglas County, Kansas.

It being understood that first parties are conveying only their respective undivided interest in and to the above described Real Estate.

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

And the said part ies 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 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 thereon.

It is agreed between the parties hereto that the part ies 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 will 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 y of the second part, the loss, if any, made payable to the part y of the second part to the extent of its interest. And in the event that said part ies 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 Sixty-Five Hundred and NO/100 DOLLARS, according to the terms of the following certain written obligation for the payment of said sum of money, executed on the 24th day of April 1924, and by the part ies 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 ies 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 provided, 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 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 appointed to collect the rents and benefits accruing therefrom; and to sell the premises hereby granted, and all the surplus, if any there be, shall be paid by the part y of the second part making such sale, on demand, to the first part ies of the first part, and be obligatory upon the heirs, executors, administrators, personal representatives, assigns and successors of the respective parties hereto.

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

Mrs. Elva L. Lawrence	R. L. Lawrence	(SEAL)
F. L. Lawrence	Estella Lawrence	(SEAL)
Minnie Lawrence.	Dennis Lawrence	(SEAL)
		(SEAL)

STATE OF Kansas)
COUNTY OF Douglas) ss.
BE IT REMEMBERED, That on this 26th day of April A. D. 1924, before me, a Notary Public in the aforesaid County and State, came Elva L. Lawrence, a widow, Dennis Lawrence, single, R. L. Lawrence and Estella Lawrence, his wife and F. L. Lawrence & Minnie Lawrence, 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.

L.S. My Commission Expires on the 23rd day of April 1925. Walter G. Thiele, 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 26 day of May 1925

Corp. Seal. *Matthew National Bank* Mortgagee, Owner.
Ch. J. Tucker, Pres.

This Release was written on the original Mortgage, entered this 26th day of May 1925.
Joe E. Wellman
Reg. of Deeds

Deputy