

MORTGAGE RECORD 66

611

3401 POCUMOUTH STATIONERY CO KANSAS CITY MO 64111

28th day of April 1925. Register of Deeds. Deputy.

FROM Andrew J. Martin, et ux. TO C. H. Tucker, By Isa E. Hellman Register of Deeds.

STATE OF KANSAS, DOUGLAS COUNTY, ss. This instrument was filed for record on the 30th day of April A. D. 1925. At 3:35 P. M.

Reg. Fee. No. 466 95

Filed with the Register of Deeds on 5-3-25 by H.C.

THIS INDENTURE, Made this sixth day of April in the year of our Lord, one thousand nine hundred and twenty-five between Andrew J. Martin, and Lucrea E. Martin, his wife of Lawrence in the County of Douglas and State of Kansas part ies of the first part, and C. H. Tucker part Y of the second part.

WITNESSETH, that the said part ies of the first part, in consideration of the sum of Two hundred seventy-five DOLLARS, to them duly paid, 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:

Lots eight (8) Nine (9) and Ten (10) addition Ten (10) in that part of the City of Lawrence formerly known as North Lawrence.

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.

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 his 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.

TWO HUNDRED SEVENTY FIVE DOLLARS, according to the terms of a certain written obligation for the payment of said sum of money, executed on the 6th day of April 1925 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 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 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 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, 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 of the second part, on demand, to the first part ies.

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

Andrew J. Martin (SEAL) Lucrea E. Martin (SEAL)

STATE OF Kansas ss. COUNTY OF Douglas

BE IT REMEMBERED, That on this 3 day of April A. D. 1925, before me, a Notary Public in the aforesaid County and State, name Andrew J. Martin, and Lucrea E. Martin, 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.

My Commission Expires on the 10 day of April 1927 A. F. Flinn 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 11 day of March 1937.

Fluencer B. Clarke Mortgage Owner.

This Release was written on the original mortgage entered this 16 day of March 1937. Harold A. Rich Reg. of Deeds. Fred W. Kahm

Lord, one thousand nine hundred and twenty-five. Register of Deeds. Deputy. 1925. before me, E. Starkweather. 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 11 day of March 1937. Fluencer B. Clarke Mortgage Owner.