

MORTGAGE RECORD 67

87

BANK DEPOSIT STATIONARY CO. KANSAS CITY MO 64114

MORTGAGE

FROM
Pluma McCleerey, single
To
Lawrence National Bank

State of Kansas, Douglas County, SS
This instrument was filed for record
on this 23 day of March, A. D. 1925, at
4:50 o'clock P. M.

Isa E. Williams
Register of Deeds

Reg 3.00 x 2.00
Feb 12.50

This Indenture, made this 2nd day of March, in the year of our Lord, one thousand nine hundred and Twenty-five between Pluma McCleerey (Single) of Lawrence, in the County of Douglas and State of Kansas part---of the first part, and The Lawrence National Bank, Lawrence, Kansas. part---of the second part.

WITNESSETH, that the said party of the first part, in consideration of the sum of One Thousand and No/100 Dollars, to her 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:

The West half of Lot one Wilder's addition to the city of Lawrence, Lawrence, Kansas. with the appurtenances and all the estate, title and interest of the said party of the first part therein.

And the said party of the first part does hereby covenant and agree that at the delivery hereof she is 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 thereto.

It is agreed between the parties hereto that the party 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 she 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 party of the second part, the loss if any, made payable to the party of the second part to the extent of its interest. And in the event that said party of the first part shall fail to pay such taxes when the same become due and payable and to keep said premises insured as here provided, then the party 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 One Thousand and No/100 DOLLARS, according to the terms of One certain written obligation for the payment of said sum of money, executed on the 2nd day of March 1925, and by -----terms made payable to the party 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 party 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 party of the first part shall fail to pay the same as provided in this indenture.

And this conveyance shall be void if such payments 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 party 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 party making such sale, on demand, to the first party.

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 party of the first part has hereunto set her hand and seal the day and year last above written.

Pluma McCleerey (SEAL)

State of Kansas
SS
County of Douglas

Be it Remembered, That on this 23 day of Mar. A. D. 1925, before me, a Notary Public in the aforesaid County and State, came Pluma McCleerey 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.

Geo. W. Kuhne
Notary Public

My commission expires on the 25 day of Jan 1926.

(The following is evidence on the original instrument)
I, the undersigned, owner of the original instrument, do hereby acknowledge to the public payment of the said mortgage, fully paid, on the 23 day of March 1925, at 4:50 o'clock P. M. of the year 1925, at Lawrence, Kansas, by the Lawrence National Bank.
Isa E. Williams
Register of Deeds

Recorded July 23 1925
Isa E. Williams
Register of Deeds

REG. FEB 23 1925