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Reg. No. 1088  
Fee Paid 1.00

## MORTGAGE RECORD 69

FROM

J. J. Krum et ux  
TO

The Lawrence, National Bank

STATE OF KANSAS, DOUGLAS COUNTY, ss.

This instrument was filed for record on the 14th day of Sept. A. D. 1925 at 4:50 P. M.

J. E. Wellman  
Register of Deeds.

Deputy.

By

THIS INDENTURE, Made this 10th day of September, in the year of our Lord, one thousand nine hundred and twenty five between J. J. Krum and Lillian Krum, his wife,

of Lawrence in the County of Douglas and State of Kansas of the first part, and

The Lawrence National Bank,-----

WITNESSETH, that the said part 1st of the first part, in consideration of the sum of DOLLARS, to them duly paid, the receipt of

Four Hundred fifty and 00/100 ---- Grant, Bargain, Sell and Mortgage to the said part of the second part, which is hereby acknowledged, ha ve sold, and by this indenture do Douglas and State of Kansas, to-wit:

Lots One Hundred Ninety Seven (197)

and One Hundred Ninety Nine (199) on

Elm Street in that part of the City of Lawrence known

as North Lawrence,

with the appurtenances and all the estate, title and interest of the said part 1st of the first part therein.

And the said part 1st 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 intend 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 1st 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 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 less, 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 1st 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 DEBT is intended as a mortgage to secure the payment of the sum of

Four Hundred Fifty and 00/100

according to the terms of one certain written obligation for the payment of said sum of money, executed on the 10th day of September 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 1st

of the first part shall fail to pay the same as provided in this indenture.

And this covenant 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 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 appointed to collect the rents and benefits accruing therefrom; and to sell the premises hereby granted, or any part thereof, in the manner provided 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 to

overplus, if any there be, shall be paid by the part Y making such sale, on demand, to the first part 1st.

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 1st of the first part ha ve herunto set their hand s and seal s the day and year

last above written.

J. J. Krum (SEAL)

Lillian Krum (SEAL)

(SEAL)

(SEAL)

STATE OF Kansas  
COUNTY OF Douglas ss.

BE IT REMEMBERED, That on this 12th day of Sept. A. D. 1925, before me, a

Notary Public in the aforesaid County and State, came

J. J. Krum and Lillian Krum

to me personally known to be the same person s who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have herunto subscribed my name, and affixed my official seal on the day and year last above written.

L.S. My Commission Expires on the 20th day of Jan'y 1928 Geo. T. Wetzel Notary Public.

RELEASE

This Release was written on the original Mortgage s

dated this 17th day of March 1926

J. E. Wellman

Reg. of Deeds.

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 Mar 1926

Lawrence National Bank

By W. Kuhne Cashier

Corp Seal.