

Reg. No. 1296  
Fee Paid 10 00

SAL. DOWNS NORTH STATIONERY CO. KANSAS CITY, MO. 641

FROM

Elsie M. Steed  
TO

Merchants Loan &amp; Savings Bank

STATE OF KANSAS, DOUGLAS COUNTY, ss.

This instrument was filed for record on the 8<sup>th</sup> day of

Dec 7 A. D. 1925, at 2:40 P. M.

By Lee E. Wellman Register of Deeds.  
Deputy.THIS INDENTURE, Made this first day of December, in the year of our Lord, one thousand nine hundred and twenty-five between  
Elsie M. Steed, singleof Lawrence in the County of Douglas and State of Kansas  
part y of the first part, and The Merchants Loan & Savings Bank, Lawrence, Kansas part ies of the second part.

WITNESSETH, that the said part y of the first part, in consideration of the sum of DOLLARS, to her duly paid, the receipt of which is hereby acknowledged, has sold, and by this indenture do es Grant, Bargain, Sell and Mortgage to the said part ies of the second part, to following described real estate situated and being in the County of Douglas and State of Kansas, to-wit:

The Southwest Quarter ( $\frac{1}{4}$ ) of Section Nine (9)  
 Township Thirteen (13) Range Twenty (20)  
 except the North Half ( $\frac{1}{2}$ ) of the Northwest Quarter  
 ( $\frac{1}{4}$ ) of the above described Quarter Section, containing in all  
 One Hundred Forty (140) acres more or less.

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

And the said part y of the first part do es hereby covenant and agree that at the delivery hereof ~~she is~~ the said owner of the premises above granted, and wist of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances.

and that they will wa- net and defend the same against all parties making lawful claim thereto.

It is agreed between the parties hereto that the part y 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 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 ies of the second part, the loss, if any, made payable to the part ies of the second part to the extent of its interest. And in the event that said part y 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 ies 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  
---Four Thousand and no/100--- DOLLARS, 12 25

according to the terms of one certain written obligation for the payment of said sum of money, executed on the first day of December, 1925, and by its terms made payable to 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 ies 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 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 hereby, 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 insured repair as they are now, or if waste is committed on said premises, then this conveyance shall become absolute and the whole sum remaining or 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 ies 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 the surplus, if any there be, shall be paid by the part ies making such sale, on demand, to the first part y.

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 two parties hereto.

IN WITNESS WHEREOF, the part y of the first part has herunto set her hand and seal the day and year last above written.

Elsie M. Steed (SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF Kansas  
COUNTY OF Douglas County

BE IT REMEMBERED, That on this 7th day of December A. D. 1925, before me, a Notary Public in the aforesaid County and State, came

---Elsie M. Steed---single---

L.S.

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 27th day of January 1927 F. C. Whipple 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 13th day of January 1930.

Merchants Loan & Savings Bank Mortgagee. Owner.  
Lawrence, Kansas  
F. C. Whipple, Cashier

This Release was written on the original Mortgage entered this 3 day of January 1930.

Lee E. Wellman  
 Reg. of Deeds.

County

For Assignment See Book 75 Page 549.  
 For Assignment See Book 67 Page 260