

MORTGAGE RECORD 69

FROM

Emil Borer et ux
TO

Harry D. Hegeman

STATE OF KANSAS, DOUGLAS COUNTY, ss.

This instrument was filed for record on the 15th day of
Jan. A. D. 1928 at 2:45 P. M.Jas E. Willman
Register of Deeds.

By Deputy.

THIS INDENTURE, Made this sixth day of January, in the year of our Lord, one thousand nine hundred and twenty-six (1926) between
Emil Borer and Maggie M. Borer, his wife,

of Lawrence in the County of Douglas and State of Kansas
parties of the first part, and Harry D. Hegeman, of Lawrence, Kansas party of the second part.

WITNESSETH, that the said parties of the first part, in consideration of the sum of 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 party of the second part, Douglas and State of Kansas, to-wit:

Lot Numbered One Hundred Twenty-seven (127)

on Indiana Street, in the City of Lawrence, Douglas County

Kansas-----

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

And the said parties of the first part do hereby covenant and agree that at the delivery hereof they are the lawful owners of the premises above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances.

except a certain mortgage given to the Douglas County Building & Loan Association of Lawrence, Kansas to secure payment of the sum of \$1200.00

and that they will warrant and defend the same against all claims making lawful claim therein.

It is agreed between the parties hereto that the parties 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 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 parties of the second part, the loss, if any, made payable to the parties of the second part to the extent of his interest.

And in the event that said parties 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 parties 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 DOLLARS, to-wit:

Three Hundred (\$300.00)----- 19. 26.

according to the terms of one certain written obligation for the payment of said sum of money, executed on the sixth day of January 1926, and by its terms made payable to the parties 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 parties 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 parties of the first part shall fail to pay the same as provided in this indenture.

And this covenantance 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 a good repair as they are now, or if waste is committed on said premises, then this covenantance shall become absolute and the whole sum remaining unpaid, and all 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 parties 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 profits 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, shall be paid by the parties of the second part to the parties of the first part.

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 parties of the first part have hereunto set their hands and seals on the day and year last above written.

Emil Borer (SEAL)

Maggie M. Borer (SEAL)

(SEAL)

(SEAL)

STATE OF Kansas

COUNTY OF Douglas

BE IT REMEMBERED, That on this 8th day of January A. D. 1926, before me, a

Notary Public in the aforesaid County and State, came Emil Borer and

Maggie M. Borer, his wife,

L.S. to me personally known to be the same person as 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 13th day of January 1923 John C. Emick, 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 16th day of March 1935

Harry D. Hegeman
Mortgage Owner.

For Release see Book 79-573
1 on off. see Book 137. Page 210

This Release
was written
on the original
Mortgage

27
March
1935

Harold B. Borch
Reg. of Deeds.
Fred W. Kline