

## MORTGAGE RECORD 69

225

FROM

Ruth E. Tatom et vir  
TO

Peoples State Bank.

STATE OF KANSAS, DOUGLAS COUNTY, ss.

This instrument was filed for record on the 26<sup>th</sup> day of  
Jan. 1926, at 11:40 A. M.

By

Deputy.

Reg. # 1407  
Fee \$ 1.25THIS INDENTURE, Made this 14<sup>th</sup> day of September, in the year of our Lord, one thousand nine hundred and twenty five

between Ruth E. Tatom and C. E. Tatom, her husband,

of Lawrence in the County of Douglas and State of Kansas  
part of the first part, and Peoples State Bank. Lawrence, KansasWITNESSETH, that the said part 1<sup>st</sup> of the first part, in consideration of the sum of part y of the second part.

Five Hundred ---

DOLLARS, to them duly paid, the receipt of which is hereby acknowledged, ha ve sold, and by this indenture do Grant, Bargain, Sell and Mortgage to the said part y of the second part, to following described real estate situated and being in the County of Douglas and State of Kansas, to-wit:

All of Lot Number Twenty-six and the North  
six inches off the north side of lot number  
twenty eight, Massachusetts Street, in the  
City of Lawrence, Kansas -----with the appurtenances and all the estate, title and interest of the said part 1<sup>st</sup> of the first part therein.And the said part 1<sup>st</sup> 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 of the good and indefeasible estate of inheritance therein, free and clear of all incumbrances, except one certain mortgage of \$15,000 to the Bankers

Mortgage Co. of Topeka, Kansas-----

and that they will warrant and defend the same against all parties making lawful claim thereto.

It is agreed between the parties herein that the part 1<sup>st</sup> 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 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 1<sup>st</sup> 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 6% from the date of payment until fully repaid.

THIS GRANT is intended as a mortgage to secure the payment of the sum of

DOLLARS, according to the terms of certain written obligation for the payment of said sum of money, executed on the day of 19

and by 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 1<sup>st</sup> 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 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 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

overplus, if any there be, shall be paid by the part y making such sale, on demand, to the first part 1<sup>st</sup>.

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 1<sup>st</sup> of the first part ha ve hereunto set their hand and seal the day and year last above written.

Ruth E. Tatom (SEAL)

Chas. E. Tatom (SEAL)

STATE OF Kansas

COUNTY OF Douglas

BE IT REMEMBERED, That on this 14 day of Sept. A. D. 19 25, before me, a

S. A. Wood in the aforesaid County and State, came

Ruth E. Tatom and Chas. E. Tatom, her husband,

L.S. 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 hereunto subscribed my name, and affixed my official seal on the day and year last above written.

My Commission Expires on the 10 day of April 19 29 S. A. Wood. 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 to enter the discharge of this mortgage of record. Dated this day of Oct 24 - 1928

Charles State Bank  
Lawrence  
KansasBy W. Bromelick St.  
Mortgage. Owner. Deputy

This Release

was written

of the original

Mortgage

on the 24<sup>th</sup> day

of Oct

1928

J. E. Wellman

Reg. of Deeds.

Deputy