

# MORTGAGE RECORD 69

527

FROM  
Alpha Xi Delta

TO  
Peoples State Bank

STATE OF KANSAS, DOUGLAS COUNTY, ss.  
This instrument was filed for record on the 18 day of Dec. A.D. 1926 at 11:50 A.M.  
By Lee E. Wellman Register of Deeds.  
Deputy.

THIS INDENTURE, Made this 17th day of December between Alpha Xi Delta, in the year of our Lord, one thousand nine hundred and twenty six

Reg. No. 2242  
Fee Paid 23.00

of Lawrence in the County of Douglas and State of Kansas  
part y of the first part, and Peoples State Bank, of Lawrence, Kansas.

WITNESSETH, that the said part y of the first part, in consideration of the sum of Nine Thousand Two Hundred Dollars, to it duly paid, the receipt of which is hereby acknowledged, has 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:

Lot number two hundred and fifty four on Louisiana street in the city of Lawrence. Also the following described parcel of land, From the center of section thirty six (36) Township twelve (12)S Range nineteen (19)E west 960.84 feet and south 253 feet to a point of beginning; thence east 268.61 feet; thence south 17 degrees and 50 minutes west 206.88 feet to a point marked with an iron pipe, being 745.56 feet west of and 449.94 feet south of the center of section 36, Township 12 S Range 19E thence N. 55 degrees, 05 minutes west 97.59 feet; thence on 130 foot radius curve to left 83.71 feet to point of compound curve with 300 feet, thence left on this curve 51.09 feet; thence north 122 feet to point of beginning, all in West Hills, a resident district adjoining the city of Lawrence, Kansas as recorded in Register of Deeds office, Douglas County, Kansas.

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 hereby covenant and agree that at the delivery hereof they are the lawful owner of the premises above granted, and united 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 therein.

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 it 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 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 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 paid.

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

Nine Thousand Two hundred Dollars, according to the terms of one certain written obligation for the payment of said sum of money, executed on the day of 1926, 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 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 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 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 y making such sale, on demand, to 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 part y of the first part has caused this indenture to be signed by its President and its Secretary, duly authorized so to do, and attested by its Secretary the day and year last above written.

Alpha Xi Delta (SEAL)  
By--Genevieve Herriott, President (SEAL)  
Attest: Secretary--Louise Bryant (SEAL)

STATE OF Kansas } ss.  
COUNTY OF Douglas

BE IT REMEMBERED, That on this 17th day of December A.D. 1926, before me, a Notary Public in the aforesaid County and State, came Genevieve Herriott, President of Alpha Xi Delta

IS to me personally known to be the same person who executed the foregoing instrument and duly acknowledged the execution of the same. To be the act and deed of said corporation.

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 of Deeds to enter the discharge of this mortgage of record. Dated this 23rd day of May 1928.

Peoples State Bank Lawrence, Kan.  
By S.A. Wood, Cashier

This Release was written on the original mortgage entered this 23 day of May 1928.

Lee E. Wellman  
Reg. of Deeds