

MORTGAGE RECORD 69

Reg. No. 236 1
Fee Paid 2.50

567

FROM

C. D. Lewis et ux
TO

Lawrence National Bank,

STATE OF KANSAS, DOUGLAS COUNTY, ss.

This instrument was filed for record on the 5th day of Feb. A. D. 1927, at 5:00 P. M.

By *Isa E. Wellman* Register of Deeds.
Deputy.

THIS INDENTURE, Made this 2nd day of February hundred and twenty-seven between C. D. Lewis and E.M. Lewis, his wife,

of the County of Douglas and State of Kansas
part 100 of the first part, and The Lawrence National Bank

WITNESSETH, that the said part 100 of the first part, in consideration of the sum of --One Thousand and no/100-- DOLLARS, to Grant, Bargain, Sell and Mortgage to the said part 100 of the second part, which is hereby acknowledged, ha sold, and by this indenture do following described real estate situated and being in the County of Douglas and State of Kansas, to-wit:

The West One-half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of the Southwest quarter ($\frac{1}{4}$) of Section 4, Township 13, Range 20, Douglas County, Kansas-----

with the appurtenances and all the estate, title and interest of the said part 100 of the first part therein.

And the said part 100 of the first part do hereby covenant and agree that at the delivery hereof they are the lawful owner, of the premises herein granted, and subject of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances. Subject to \$4000.00 to Lawrence National Bank, --

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 100 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 becomes 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 100 of the second part, the less, if any, made payable to the part 100 of the second part to the extent of their interest. And in the event that said part 100 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 100 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 One Thousand and no/100 -- according to the terms of One certain written obligation for the payment of said sum of money, executed on the 2nd day of February 1927, and by its terms made payable to the part 100 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 100 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 100 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 mortgage is not kept up, or provided herein, or if the buildings on said real estate are not kept in as good repair as they are now, or if water is permitted 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 100 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 money so 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 100 making such sale, on demand, to the first part 100. 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 100 of the first part ha: V9 herunto set their hand S and seal S the day and year last above written.

C. D. Lewis (SEAL)

E.M. Lewis (SEAL)

This Indenture was filed for record on the 5th day of Feb. A. D. 1927, at 5:00 P. M. by *Isa E. Wellman* Register of Deeds.

STATE OF Kansas
COUNTY OF Douglas } ss.

BE IT REMEMBERED, That on this 5 day of February A. D. 1927, before me, a Notary Public in the aforesaid County and State, came

C. D. Lewis and E.M. Lewis, his wife,

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 25 day of January 1930 Geo. W. Kuhns Notary Public.

RELEASE

I, the undersigned owner of the within mortgage, do hereby acknowledge the full payment of the debt secured thereby, and authorizes the Register of Deeds to enter the discharge of this mortgage of record. Dated this 4th day of Sept 1928.

Cory seal

Lawrence Natl Bank Mortgage. Owner.
Geo. W. Kuhns Cash.