

MORTGAGE RECORD 69

575

Reg. No. 2381

Fee Paid 10.00

L.C. Browning

TO

Peoples State Bank.

STATE OF KANSAS, DOUGLAS COUNTY, ss.

This instrument was filed for record on the 14th day of Feb. A. D. 1927, at 11:50 A. M.

By *John C. Wellman* Register of Deeds.
Deputy.

THIS INDENTURE, Made this 12th day of February hundred and twenty seven between L.C. Browning and Anna Browning husband and wife of Lawrence in the County of Douglas Peoples State Bank; Lawrence Kansas and State of Kansas part ies of the first part, and

WITNESSETH, that said part ies of the first part, in consideration of the sum of Four Thousand DOLLARS, to them Grant, Bargain, Sell and Mortgage to the said part y of the second part, which is hereby acknowledged, ha ve sold, and by this indenture do to following described real estate situated and being in the County of Douglas and State of Kansas, to-wit:

Lot number thirteen (13) in Chambers Place an addition to the city of Lawrence.

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

And the said part ies 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 seized 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 ies 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 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 ies 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 Four thousand DOLLARS, to be paid by 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 ies 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 mortgage 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, or to convey the same to any other person, and the proceeds of such sale, together with the costs and charges incident thereto, shall be applied to the payment of the principal and interest, and to the payment of the taxes and insurance, and to the payment of the costs and charges incident thereto, and the balance, if any there be, shall be paid by the part y making such sale, on demand, to the first part.

IN WITNESS WHEREOF, the part ies of the first part ha ve hereunto set their hand s and seal s the day and year last above written.

L.C. Browning

(Mrs.) Anna Browning.

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF Kansas

COUNTY OF Douglas

BE IT REMEMBERED, That on this 12th day of February A. D. 1927, before me, s Notary Public in the aforesaid County and State, came

L.C. Browning and Anna Browning his wife

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 10th day of April 1929 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 day of Feb. 26/1930

Copy Sent

Peoples State Bank, Lawrence, Kansas
T.J. Swearing Jr. Vice Pres.

Mortgage. Owner.

This Release was written on the original of this mortgage. Witness my hand and seal of office this 26th day of Feb. 1930. *John C. Wellman* Reg. of Deeds.