

## MORTGAGE RECORD 69

SAUL GOODWORTH STATIONERY CO. KANSAS CITY, MO. 64101

FROM

STATE OF KANSAS, DOUGLAS COUNTY, ss.

This instrument was filed for record on the 29 day of

Mo. A. D. 1927 at 11:50 A. M.

L. E. Wellman, Register of Deeds.

By Deputy.

Alec G. Banks

TO

Peoples State Bank

THIS INDENTURE, Made this 27th day of March, in the year of our Lord, one thousand nine hundred and twenty seven between

Alec G. Banks and Trace H. Banks his wife

of in the County of Douglas and State of Kansas  
part 1st of the first part, and Peoples State Bank, Lawrence, Kansas

part of the second part.

WITNESSETH, that the said part 1st of the first part, in consideration of the sum of Seven Hundred 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 part 2nd of the second part, to following described real estate situated and lying in the County of Douglas and State of Kansas, to-wit:

The east half (E½) of the southwest quarter (SW¼) of section twenty nine (29) Township thirteen (13) range nineteen (19) containing eighty acres more or less.

with the appurtenances and all the estate, title and interest of the said part 1st of the first part therein.

And the said part 1st of the first part do hereby covenant and agree that at the delivery hereof they are the lawful owner, s of the premises above granted, and seised of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances except the mortgage to said Peoples State Bank, for \$4000, recorded in book of mortgages 58, page 552.

It is agreed between the parties herein that the part 1st 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 2nd of the second part, the less, if any, made payable to the part 2nd of the second part to the extent of its interest. And in the event that said part 1st 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 2nd 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

Seven Hundred

DOLLARS,

according to the terms of one certain written obligation for the payment of said sum of money, executed on the 27th day of March 1927, and by its terms made payable to the part 2nd 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 2nd 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 1st of the first part shall fail to pay the same as provided in this indenture.

And this covenant 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 good repair, or if waste is committed on said premises, then the covenants here 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 2nd 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 all the surplus, if any there be, shall be paid by the part 2nd of the second part, on demand, to the first part 1st of the first part.

It is agreed by the parties hereto that the terms and provisions of this indenture and each and every addition thereto 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 hand and seal the day and year last above written.

Alec G. Banks (SEAL)

Trace H. Banks (SEAL)

(SEAL)

(SEAL)

STATE OF Kansas  
COUNTY OF Douglas ss.

BE IT REMEMBERED, That on this 27th day of March A. D. 1927, before me, a

Notary Public

in the aforesaid County and State, came

Alec G. Banks, and Trace H. Banks, his wife,

to me personally known to be the same person 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 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 12th day of Sept. 1931.

Corp. Seal

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

This Release  
was written  
on the original  
Mortgage

Witnessed  
this 10th day  
of Sept.  
1931

L. E. Wellman  
Reg. of Deeds.  
L. E. Wellman  
Deputy