

MORTGAGE RECORD 69

Ex. No. 2534
Fee Paid 7.50

635

FROM

W.C. Ellis

TO

Ella R. Spurgeon

STATE OF KANSAS, DOUGLAS COUNTY, ss.

This instrument was filed for record on the 1 day of Apr. 1927, at 4:20 P. M.

By

Register of Deeds.

Deputy.

THIS INDENTURE, Made this 1st day of April, in the year of our Lord, one thousand nine hundred and twenty seven

W.C. Ellis and Ellen Ellis his wife

of Lawrence in the County of Douglas and State of Kansas
parties of the first part, and Ella R. Spurgeon

WITNESSETH, that the said parties of the first part, in consideration of the sum of Three Thousand

which is hereby acknowledged, have sold, and by this indenture do Grant, Bargain, Sell and Mortgage to the said party of the second part, to following described real estate situated and being in the County of Douglas and State of Kansas, to-wit:

Lot 54 Vermont street, Lawrence, Kansas.

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

And the said parties of the first part do hereby covenant and agree that at the delivery hereof they are the lawful owners 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 thereto.

It is agreed between the parties hereto that the parties 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 party of the second part, the loss, if any, made payable to the party of the second part to the extent of the net interest.

And in the event that said parties 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 party of the second part may pay said taxes and insurance, or other and the amount so paid shall become a debt of the parties of the first part to the party of the second part, 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 carry a \$10,000.00 insurance policy on same

Three Thousand DOLLARS.
according to the terms of One certain written obligation for the payment of said sum of money, executed on the 1st day of April 1927

and by its terms made payable to the party 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 party 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 party of the first part shall fail to pay the same as provided in this indenture.

And this mortgage shall be void if such payment be made as herein specified, and the obligation contained therein be 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 on, as provided herein, or if the buildings on said real estate are not kept in such good repair as they are now, or if a note is furnished 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 party 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 party of the second part, making such sale, on demand, to the first party of 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 herein.

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hand and seal on the day and year last above written.

W.C. Ellis (SEAL)

Ellen Ellis (SEAL)

(SEAL)

(SEAL)

STATE OF Kansas
COUNTY OF Douglas

BEIT REMEMBERED, That his 1st day of April A. D. 1927, before me, a Notary Public in the aforesaid County and State, came

W.C. Ellis and Ellen Ellis 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 25 day of January 1930 Geo. W. Kuhne 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 October 1927.

W.C. Ellis
Mortgagee. Owner.

This Release was written in the original Mortgage entered this 12th day of Oct. 1927.