

MORTGAGE RECORD 74

Reg. No. 2661
Fee Paid, \$.75

FROM
John Daniels et al
TO
Watkins Nat'l. Bank

STATE OF KANSAS, DOUGLAS COUNTY, ss.
This instrument was filed for record on the 7th day of June A. D. 19 27, at 3:45 P. M.
L. E. Wellman
Register of Deeds.
By Deputy.

THIS INDENTURE, Made this 8th day of May, in the year of our Lord, one thousand nine hundred and twenty seven between John Daniels and Melissa Daniels his wife

of Lawrence in the County of Douglas and State of Kansas parties of the first part, and Watkins National Bank part 1st of the second part.

WITNESSETH, That the said parties of the first part, in consideration of the sum of Three Hundred Forty five and 0/100 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 party of the second part, the following described real estate situated and being in the County of Douglas and State of Kansas, to-wit:

Beginning at a point one hundred thirty five (135) feet north of the southwest corner of the southeast quarter of section two (2) Township fourteen (14) south, range nineteen (19), east; thence north 137.5 feet; thence east to the Center of Public road; thence in a southwesterly direction along the center of said road to a point due east of the starting point; thence west 64.2 feet to point of beginning; Also Beginning at a point one hundred thirty five feet (135) north of the southwest corner of the southwest quarter of section two (2) Township fourteen (14); south; Range nineteen (19); east; thence west 17 feet; thence north 181.8 feet; thence east 17 feet; thence south 181.8 feet to the point of beginning, containing about two-thirds (2/3) of an acre more or less.

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 owner of the premises above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrance 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 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 of the second part, the loss, if any, made payable to the party of the second part to the extent of their 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 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 OBLIGATION is intended as a mortgage to secure the payment of the sum of Three Hundred Forty five and 0/100 (\$345.00) DOLLARS, according to the terms of a certain written obligation for the payment of said sum of money, executed on the 8th day of May 19 27 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 conveyance shall be void if such payment be made as herein provided, 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 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 first part, 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 parties of the first part have hereunto set their hand and seal on the day and year last above written.
John Daniels (SEAL)
Melissa Daniels (SEAL)

STATE OF Kansas
COUNTY OF Douglas ss.

BE IT REMEMBERED, That on this 8 day of May A. D. 19 27, before me, a Notary Public in the aforesaid County and State, came John Daniels and Melissa Daniels his wife

to me personally known to be the same person as 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 May 21, 1931

E. F. Huddleston 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 19 day of August 19 28
Watkins National Bank
Mortgagee. Owner.
By D. L. Noone Vice Pres.

This Release was written on the original mortgage and recorded on the 20 day of August 1928
L. E. Wellman
Reg. of Deeds.