

MORTGAGE RECORD 74

Reg. No. 2739
Fee Paid, \$ 10.50

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FROM

James H. Kempthorne et al
TO

Merchants L. & Sav. Bank

STATE OF KANSAS, DOUGLAS COUNTY, ss.

This instrument was filed for record on the 9 day of July A. D. 1927, at 2:10 P. M.

By Joe E. Wellman Register of Deeds.
Deputy.

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

James H. Kempthorne and Pearl B. Kempthorne his wife

of Aberdeen in the County of Brown and State of South Dakota
part 1st of the first part, and The Merchants Loan and Savings Bank, Lawrence, Kansas part 2nd of the second part.

WITNESSETH, That the said part 1st of the first part, in consideration of the sum of Forty two Hundred fifty and no/100 (\$4250.00) DOLLARS, to them duly paid, the receipt of which is hereby acknowledged, ha.ve sold, and by this indenture do Grant, Bargain, Sell and Mortgage to the said part 2nd of the second part, the following described real estate situated and being in the County of Douglas and State of Kansas, to-wit:

Commencing at a point on the north line of lot forty five (45) New Hampshire Street in the City of Lawrence, Kansas, twenty five (25) feet west of the northeast corner of said lot; thence west on the north line of said lot twenty two and four twelfths (22 4/12) feet; thence south and parallel with the east line of said lot fifty (50) feet to the south line of said lot; thence east along the south line of said lot twenty two and four twelfths (22 4/12) feet to a stake, thence north and parallel with the east line of said lot fifty (50) feet to place of beginning.

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 of the premises above granted, and owner 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 therein.

It is agreed between the parties hereto 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 will 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 loss, 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 mortgage, 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 Forty two hundred fifty and no/100 (\$4250.00) DOLLARS, according to the terms of one certain written obligation for the payment of said sum of money, executed on the 20th day of April 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 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 covenant 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 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 part 2nd of the second part, 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 part 1st of the first part ha.ve hereunto set their hands and seal, the day and year last above written.

James H. Kempthorne (SEAL)

Pearl B. Kempthorne (SEAL)

(SEAL)

(SEAL)

STATE OF South Dakota

COUNTY OF Brown

BE IT REMEMBERED, That on this 4th day of June A. D. 1927, before me, a Notary Public in the aforesaid County and State, came James H. Kempthorne

and Pearl B. Kempthorne 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 8th day of August 1929.

Geo. F. Sims 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 30th day of February, 1932.

Comp. Seal

The Merchants Loan & Savings Bank
By F.C. Whipple Cashier.

Mortgagee. Owner.

This Release was written on the original Mortgage and returned this 30th day of Feb. 1932.