

## MORTGAGE RECORD 74

Reg. No. 2805  
Fee Paid, \$ 10.00

109

FROM

Carrie Cox Moore et al.  
TO

Merchants Loan &amp; Sav. Bank.

STATE OF KANSAS, DOUGLAS COUNTY, ss.

This instrument was filed for record on the 5 day of  
Aug. A. D. 1927, at 2:35 P. M.By Dora E. Wellman Register of Deeds.  
Deputy.

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

Carrie Cox Moore and Charles T. Moore her husband

of Lawrence in the County of Douglas and State of Kansas  
parties of the first part, and Merchants Loan and Savings Bank, Lawrence, Kansas  
parties of the second part.WITNESSETH, That the said parties of the first part, in consideration of the sum of  
Four Thousand 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 parties 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 the northwest corner of the northeast quarter of section Three (3) Township  
Thirteen (13), Range twenty (20), thence south to the north line of the right-of-way of  
the Atchison, Topeka & Santa Fe Railway Company, thence east along the north line of said  
right of way 713 7/10 feet; thence across the said quarter section in a northerly direction  
to a point on the north line of said quarter section, which is 775 11/100 feet east of the  
northwest corner of said quarter section; thence west on said line 775 11/100 feet to the  
place of beginning containing forty two and twenty two one hundredths (42 22/100)  
acres 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  
sever 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 becomes 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 of the second part, the loss, if any, made payable to the part of the second part to the extent of  
its 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 part 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

Four Thousand

DOLLARS,

according to the terms of certain written obligation for the payment of said sum of money, executed on the 1st day of August, 1927,  
and by the parties of the first part made payable to the part 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 parties 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

parties of the first part shall fail to pay the same as provided in this indenture.

And the 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 mortgage is not kept  
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 parties of the second partto 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 part of the second 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 hands and seal on the day and year last  
above written.

Carrie Cox Moore (SEAL)

Charles T. Moore (SEAL)

(SEAL)

(SEAL)

STATE OF Kansas  
COUNTY OF DouglasBE IT REMEMBERED, That on this 5th day of August, A. D. 1927, before me, a  
Notary Public in the aforesaid County and State, cameLS Carrie Cox Moore and Charles T. Moore her husband  
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 20th day of April, 1929

A. F. McClanahan  
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 17 day of Sept., 1928.

Mortgagee. Owner.

This release  
was written  
in the original  
Mortgage  
entered  
this 17 day  
of Sept. 1928  
Dora E. Wellman  
Reg. of Deeds.