# MORTGAGE RECORD 74

Reg. No. 2985
Fee Paid, $ 7.50

FROM

Nellie Stewart & h.

TO

Watkins National Bank

STATE OF KANSAS, DOUGLAS COUNTY, ss.

This instrument was filed for record on the 24 day of
Oct A. D. 19 27, at 11:40 A. M.

_Lea E Wellman_
Register of Deeds.

By _____ Deputy.

THIS INDENTURE, Made this __twentieth__ day of __October__ in the year of our Lord, one thousand nine hundred and __twenty seven (1927)__ between __Nellie Stewart and Albert Stewart her husband__

of __Lawrence__ in the County of __Douglas__ and State of __Kansas__ part __ies__ of the first part, and __The Watkins National Bank, of Lawrence, Kansas__

part __y__ of the second part.

WITNESSETH, That the said part __ies__ of the first part, in consideration of the sum of __Three Thousand ($3,000.00)__ 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 __y__ of the second part, the following described real estate situated and being in the County of Douglas and State of Kansas, to-wit:

The south one hundred (100) Fett of Lots twenty one (21) and Twenty three (23) and

the east half of Lot twenty five (25) all in Block Nineteen (19) in that part of

of the City of Lawrence known as West Lawrence in Douglas County, Kansas.

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

And the said part __ies__ 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 part __ies__ 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 part __y__ of the second part to the extent of __its__ interest. And in the event that said part __ies__ of the first part shall fail to pay such taxes when the same become due and payable or to keep said premises insured as herein provided, then the part __y__ 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 __Three Thousand ($3,000.00)__ DOLLARS,

according to the terms of __one__ certain written obligation, for the payment of said sum of money, executed on the __20th__ day of __October__ 19 27

and by __its__ terms made payable to the part __y__ 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 __y__ 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 __ies__ 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 specified, and the obligation contained therein fully discharged. If default be made in such payments or any part thereof of any obligation created herein, or interest thereon, or if the taxes on said real estate are not paid when the same become due and payable, or if the part __y__ are hereby kept up, as provided herein, or if the buildings on said real estate are not kept as in 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 part __y__ of the second part __or its assigns__

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 prescribed 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 overplus, if any there be, shall be paid by the part __y__ making such sale, on demand, to the first part __ies__

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 __ies__ of the first part ha __ve__ hereunto set __their__ hand __s__ and seal __s__ the day and year last above written.

Nellie Stewart (SEAL)

Albert Stewart (SEAL)

(SEAL)

(SEAL)

STATE OF __Kansas__
COUNTY OF __Leavenworth__ } ss.

BE IT REMEMBERED, That on this __20th__ day of __October__ A. D. 19 27, before me, a __Notary Public__ in the aforesaid County and State, came __Nellie Stewart and Albert Stewart her husband__ to me personally known to be the same person __s__ 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 __April, 1931__ 19 31

Joseph J. Dawes
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 2 nd day of July 1935.

Walter G. Thiele
Mortgage. Owner.