

MORTGAGE RECORD 74

Reg. No. 3377
Fee Paid, \$ 5.00

275

FROM
Howard C. Taylor & Wife
TO
Lawrence Bldg. & Loan Ass'n.

STATE OF KANSAS, DOUGLAS COUNTY, ss.
This instrument was filed for record on the 9 day of
April A. D. 1928, at 4:40 P.M.
By Isa E. Wellman Register of Deeds.
Deputy.

THIS INDENTURE, Made this ninth day of April, in the year of our Lord, one thousand nine hundred and twenty eight between
Howard C. Taylor and Anna Rooks Taylor his wife
of Lawrence in the County of Douglas and State of Kansas
part. 1st. of the first part, and Lawrence Building & Loan Ass'n
part. 2nd. of the second part.

WITNESSETH, That the said part. 1st. of the first part, in consideration of the sum of
Two 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 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:

Lot Five (5) in Block Four (4) in West Hills, a residence district adjacent to the city of Lawrence and described as follows:
Beginning at the center of Section Thirty six (36) Township Twelve (12) Range Nineteen (19), thence south Seven hundred sixty three and forty three hundredths (763.43) feet and west five hundred twenty (520) feet for a place of beginning, thence south eighty nine degrees fifty minutes east One hundred sixty three and twenty eight hundredths (163.28) feet, thence south Two degrees twenty seven minutes east Seventy (70) feet, thence west One hundred seventy six and twenty eight hundredths (176.28) feet, thence north Eight degrees eight hundredths minutes east seventy and sixty eight hundredths (70.68) feet to place of beginning all in Section Thirty six, Township Twelve, Range Nineteen, in Douglas County, Kansas.

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 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 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 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
Two thousand DOLLARS.

according to the terms of one certain written obligation for the payment of said sum of money, executed on the ninth day of April 1928, and by its terms made payable to the part. 1st. 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 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 have a receiver appointed to collect the rents and benefits accruing thereon; 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 surplus, if any there be, shall be paid by the part. 2nd. of the second part, 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 come to, and be obligatory upon the heirs, executors, administrators, assigns, representatives, assigns and successors of the respective parties hereto.

IN WITNESS WHEREOF, The part. 1st. of the first part has hereunto set their hand and seal on the day and year last above written.

Howard C. Taylor (SEAL)

Anna Rooks Taylor (SEAL)

STATE OF Kansas
COUNTY OF Douglas ss.

BE IT REMEMBERED, That on this 9th day of April A. D. 1928, before me, a Notary Public in the aforesaid County and State, came

Howard C. Taylor and Anna Rooks Taylor, 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 18th day of October 1928.

I. C. Stevenson

Notary Public.

RELEASE

I, the undersigned owner of this 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 day of April 1928.

I. C. Stevenson Secy.
confd

Lawrence Building & Loan Ass'n
George C. Foster Pres
Mortgage. Owner.

This Release was written on the original mortgage explored by the Register of Deeds on 4-30-28
Herside Red
Reg. of Deeds
Fred Wellman
Deputy