

MORTGAGE RECORD 74

Reg. No. 3447
Fee Paid, \$ 1.25

309

FROM

M. A. Dodson & wife
TO

Frank Gibbs & Wife

STATE OF KANSAS, DOUGLAS COUNTY, ss.

This instrument was filed for record on the 7th day of
May A. D. 1928, at 11:50 A.M.By Isa E. Wellman
Register of Deeds.
Deputy.THIS INDENTURE, Made this 7th day of May, in the year of our Lord, one thousand nine
hundred and twenty-eight between

M. A. Dodson and his wife, Ethel M. Dodson

of Lawrence in the County of Douglas and State of Kansas
parties of the first part, and Frank Gibbs and Abbie Gibbs
parties of the second part.WITNESSETH, That the said parties of the first part, in consideration of the sum of
Five Hundred and no/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 parties of the second part,
the following described real estate situated and being in the County of Douglas and State of Kansas, to-wit:Lot No. Eighty One (81) on Delaware Street, and Lot No. Eighty One (81)
on Delaware Street in Earl's Addition in the city of Lawrence

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 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 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 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 parties of the second part, the loss, if any, made payable to the parties of the second part to the extent of
7% 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 parties 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 8% from the date of payment until fully repaid.THIS GRANT is intended as a mortgage to secure the payment of the sum of
Five Hundred and no/100 - - - - - DOLLARS,according to the terms of one certain written obligation for the payment of said sum of money, executed on the 7th day of May 1928.
and by its terms made payable to the parties 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 saidparties of the first part shall fail to pay the same as provided in this indenture. If default be made in such payments or any
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 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 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 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 parties of the second part, on
demand, to the first parties of the second 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.

M. A. Dodson (SEAL)

Ethel M. Dodson (SEAL)

(SEAL)

(SEAL)

STATE OF Kansas
COUNTY OF Douglas ss.BE IT REMEMBERED, That on this 7th day of May A. D. 1928, before me, a
Notary Public in the aforesaid County and State, came

M. A. Dodson and his wife Ethel M. Dodson

IS 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 on the 23 day of January 1932

C. M. Manter 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 2nd day of May 1928

Mortgagee. Owner.

This Release
was written
on the Original
Mortgage
and entered
this 2nd day
of May
1928.
C. M. Manter
Notary Public