

MORTGAGE RECORD 74

Reg. No. 7611
Fee Paid, \$ 1.25

377

FROM
B. F. Flinn and wife
TO
The Kaw Valley State Bank
STATE OF KANSAS, DOUGLAS COUNTY, ss.
This instrument was filed for record on the 31 day of July A. D. 1928 at 8:40 A. M.
By *Edith Wellman* Register of Deeds.
Deputy.

THIS INDENTURE, Made this 20th day of July, in the year of our Lord, one thousand nine hundred and twenty eight, between
B. F. Flinn and Bertha I. Flinn his wife
of _____ in the County of _____ and State of _____
parties of the first part, and The Kaw Valley State Bank Eudora, Kansas. part 7 of the second part.

WITNESSETH, That the said part 1es of the first part, in consideration of the sum of Five Hundred Twenty Seven 07/100 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 party _____ of the second part, the following described real estate situated and being in the County of Douglas and State of Kansas, to-wit:

Lots Nineteen and Twenty (19 & 20) in Block One Hundred Seventy (170) in the City of Eudora, Kansas.

with the appurtenances and all the estate, title and interest of the said part 1es of the first part therein.

And the said part 1es 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 wield 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 thereon.

It is agreed between the parties hereto that the part _____ 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 _____ 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 part 1es 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 Five Hundred Twenty Seven 07/100 DOLLARS, to them duly paid, the receipt of which is hereby acknowledged, on the 20th day of July 1928.

according to the terms of _____ certain written obligation _____ for the payment of said sum of money, executed on the 20th day of July 1928, and by _____ terms 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 part _____ 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 1es 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 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 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 part _____ of the second part.

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 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, on demand, to the first part 1es.

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 1es of the first part have hereunto set their hand and seals _____ the day and year last above written.

B. F. Flinn (SEAL)
Bertha I. Flinn (SEAL)
(SEAL)
(SEAL)

STATE OF West Virginia } ss.
COUNTY OF Wood }

BE IT REMEMBERED, That on this 28th day of July A. D. 1928, before me, a Notary Public in the aforesaid County and State, came B. F. Flinn & Bertha I. Flinn his wife

L. S. 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 15th day of December 1929
R. H. Piggott 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 19th day of Oct. 1929

apd *How Valley State Bank - Eudora - Kans.* Mortgage. Owner.
BBony Cashier

This release was written on this original Mortgage entered this 28th day of July 1928 at 8:40 A. M. 1928
Edith Wellman
Reg. of Deeds.