

MORTGAGE RECORD 74

Reg. No. 3675
Fee Paid, \$ 3.25

337

FROM
Ben E. Fickett and wife
TO
Lawrence National Bank

STATE OF KANSAS, DOUGLAS COUNTY, ss.
This instrument was filed for record on the 31 day of August A. D. 1928, at 4:45 P. M.
Jas E. Wellman
Register of Deeds.
By Deputy.

THIS INDENTURE, Made this 30th day of August, in the year of our Lord, one thousand nine hundred and twenty-eight between Ben E. Fickett and Gertrude Fickett, his wife, of Lawrence in the County of Douglas and State of Kansas part 1st of the first part, and The Lawrence National Bank part 2nd of the second part.

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

The West One hundred sixty-five (165) feet of the South fifty (50) feet of Lot thirteen (13) less the West forty (40) feet thereof for a street, all in Block three (3), South Lawrence, on addition to the City of Lawrence, 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 incumbrance.

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 becomes due and payable, and that they will pay 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

Thirteen 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 30th day of August, 1928, and by its terms made payable to the part 2nd 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 2nd of the second part shall fail to pay the same as provided in this indenture.

And this conveyance shall be void if each 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 estate is committed on said premises, then this conveyance shall become void, and the whole sum remaining unpaid, and all of the obligations provided for in and written obligation, for the security of which this indenture is given, shall immediately become due and payable at the option of the holder hereof, without notice, and it shall be lawful for the said part 2nd 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 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, on demand, to the part 1st of the first part.

It is agreed by the parties hereto that the terms and provisions of this indenture and each and every obligation thereon 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 1st of the first part have hereunto set their hands and seal, on the day and year last above written.

B. E. Fickett (SEAL)

Gertrude Fickett (SEAL)

(SEAL)

(SEAL)

STATE OF Kansas } ss.
County of Douglas }

BE IT REMEMBERED, That on this 31st day of August, A. D. 1928, before me, a

W. A. Schaal a Notary Public in the aforesaid County and State, came

B. E. Fickett and Gertrude Fickett 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.

L. S. My commission expires on the 25th day of April 1931

W. A. Schaal 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 21 day of Sept. 1931

Comp Seal Lawrence National Bank Lawrence, Kansas - Owner.
E. W. Kuhse Cash.

This Release
will void the
original
Mortgage
dated
the 31 day
of August
1928

W. A. Schaal
Reg. of Deeds