

MORTGAGE RECORD 74

Reg. No. 3762
Fee Paid, \$ 11.25

FROM

E.W. Kraus et al

TO

Kaw Valley State Bank

STATE OF KANSAS, DOUGLAS COUNTY, ss.

This instrument was filed for record on the 11 day of
Oct A. D. 1928 at 9:00 A. M.

Ada E. Williams

Register of Deeds.

By

Deputy.

THIS INDENTURE, Made this 10th day of Oct, in the year of our Lord, one thousand nine hundred and twenty eight between
E.W. Kraus and Maggie Kraus his wifeof Eudora in the County of Douglas and State of Kansas
parties of the first part, and Kaw Valley State Bank, Eudora, Kansas

WITNESSETH, That the said parties of the first part, in consideration of the sum of Forty five Hundred 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:

Blocks seventy four (74) Ninety four (94) Ninety five (95) and lots one to nine (1 to 9) and seventeen, eighteen and Nineteen (17-18-19) in Block One Hundred Eleven (111) in the City of Eudora

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

And the said party 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 wised 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 party of the second part, the less, if any, made payable to the party of the second part to the extent of its interest. And in the event that said party 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 party 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

Forty five Hundred

DOLLARS.

according to the terms of two certain written obligations for the payment of said sum of money, executed on the 10th day of Oct. 1928 and by their some made payable to the party 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 party 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 party 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 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 obligations, 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 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 reach 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 party of the second part, on demand, to the first part.

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

E.W. Kraus

(SEAL)

Maggie Kraus

(SEAL)

(SEAL)

(SEAL)

STATE OF Kansas

COUNTY OF Douglas

BE IT REMEMBERED, That on this 10th day of Oct. A. D. 1928, before me, a

Notary Public

in the aforesaid County and State, came E.W. Kraus and Maggie

Kraus his wife

LS

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 16th day of Dec. 1930

C.E. Cory

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 14 day of October, 1935

Conf. Seal

Kaw Valley State Bank, Eudora, Mo.

Mortgage. Owner.

This Release was written on the original Mortgage and filed this 15th day of October 1935

Ada E. Williams
Reg. of Deeds
Deputy

To Release Release See Book 27 Page 240