

MORTGAGE RECORD 74

Reg. No. 3819
Fec Paid, \$ 20.00

447

FROM

A.J. Parnell et al.

TO

Merchants L. & Sav. Bank

STATE OF KANSAS, DOUGLAS COUNTY, ss.

This instrument was filed for record on the 13 day of Nov. A.D. 1928, at 9:30 A.M.

Spate Wellman

Register of Deeds.
Deputy.

THIS INDENTURE, Made this first day of November, in the year of our Lord, one thousand nine hundred and twenty eight between A.J. Parnell and Annie B. Parnell his wife

of Lawrence in the County of Douglas and State of Kansas
part 1st: the first part, and The Merchants Loan & Savings Bank, Lawrence, Kansas

part 2nd: of the second part.
WITNESSETH, That the said parties of the first part, in consideration of the sum of Eight Thousand and no/100 (\$8000.00) 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:

That part of Lot Two (2) lying north of Baldwin's Branch or Mud Creek, and north of the right-of-way of the Atchison, Topoka & Santa Fe Railway; also that part of Lot One (1) lying north of said Baldwin's Branch or Mud Creek, containing in all thirty-three and 39/100 (33.39) acres, more or less, all in Section fourteen (14) Township Twelve (12) Range nineteen (19) East of the 6th P.M. Also Lots three (3) and Four (4) in the Southwest quarter (sw 1/4) of Section eleven (11) Township Twelve (12) Range Nineteen (19) east of the 6th P.M. containing sixty seven and 91/100 (67.91) acres more or less.

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 owner 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 thereto.

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 part of the second part, the loss, if any, made payable to the party of the second part to the extent of its 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 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 Eight Thousand and no/100

according to the terms of One certain written obligation for the payment of said sum of money, executed on the first day of November 28 and by the parties 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 seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances

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 laws on said real estate are not paid when the same become due and payable, or if the mortgage is not kept alive, 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 void, as provided herein, and all 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 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 party of the first part making such sale, on demand, to the first party 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 parties of the first part have hereunto set their hand and seal on the day and year last above written.

A.J. Parnell (SEAL)

Annie B. Parnell (SEAL)

(SEAL)

(SEAL)

STATE OF Kansas

COUNTY OF Douglas

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

Notary Public in the aforesaid County and State, came

A.J. Parnell and Annie B. Parnell his wife

to me personally known to be the same persons 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 20th day of April 1929

A.P. McClennahan

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 1st day of July 1930

Corp. Seal

The Merchants Loan Savings Bank by A.B. for Cashier & Treas.
Mortgage Owner.

This Release was written on the original Mortgage

entered this day of July 1930

Ellen Hazard
Reg. of Deeds
Deputy