

MORTGAGE RECORD 74

Reg. No. 29

Fee Paid, \$ 5.00

FROM

Arthur Fritzel & wife
TO

Merchants National Bank

STATE OF KANSAS, DOUGLAS COUNTY, ss.

This instrument was filed for record on the 2 day of February A. D. 1929, at 9:30 A. M.

By *Eli C. Connelley* Register of Deeds.
Deputy.

THIS INDENTURE, Made this twenty-ninth day of January, in the year of our Lord, one thousand nine hundred and twenty-nine between

Arthur Fritzel and Minnie M. Fritzel, his wife,

of Lawrence in the County of Douglas and State of Kansas parties of the first part, and The Merchants National Bank Lawrence, Kansas

WITNESSETH, That the said parties of the first part, in consideration of the sum of Two Thousand 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 party of the second part, the following described real estate situated and being in the County of Douglas and State of Kansas, to-wit:

The Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the South west Quarter (SW $\frac{1}{4}$) of Section One (1), Township Thirteen (13), Range Nineteen (19) also the West Half (W $\frac{1}{2}$) of the West Half (W $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section One (1), Township Thirteen (13), Range Nineteen (19).

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 are of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances

except one mortgage of record for \$8000.00, which has been reduced by payments to \$5835.20 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 less, if any, made payable to the parties 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 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 five per cent from the date of payment until fully repaid.

THIS GRANT is intended as a mortgage to secure the payment of the sum of

Two Thousand and no/100 DOLLARS, on the 29th day of January 1929.

according to the terms of one certain written obligation for the payment of said sum of money, executed on the 29th day of January 1929, and by the parties of the first part, 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 said parties 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 provided, 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 as 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 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 thereon; 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 repay the amount then unpaid of principal and interest, together with the costs and charges incident thereto, and the overplus, if any there be, shall be paid by the parties of the second part, making such sale, on demand, to the parties of the first 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 more 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 hands and seals the day and year last above written.

Arthur Fritzel (SEAL)

Minnie M. Fritzel (SEAL)

(SEAL)

(SEAL)

STATE OF Kansas
COUNTY of Douglas

BE IT REMEMBERED, That on this 30th day of January A. D. 1929, before me, a Notary Public in the aforesaid County and State, came

Legal

Arthur Fritzel and Minnie M. Fritzel his wife

Seal

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 30th day of January 1931.

F. C. Whipple 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 16th day of May 1933.

Copied William Darling Post Merchants Nat. Bank Lawrence, Kansas Mortgagee. Owner.

Copied The First National Bank

This Release was written on the original mortgage and entered this 16th day of May 1933.

Eli C. Connelley
Reg. of Deeds

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