

MORTGAGE RECORD 74

Reg. No. 248
Fee Paid, \$10.00

FROM
Seba Eldridge and Katherine Ruth Eldridge, his wife
TO
The Merchants Loan and Savings Bank

STATE OF KANSAS, DOUGLAS COUNTY, ss.
This instrument was filed for record on the 15 day of June A.D. 1929, at 11:35 A.M.
Eric C. Drumborg
Register of Deeds.
By _____ Deputy.

THIS INDENTURE, Made this first day of June, in the year of our Lord, one thousand nine hundred and twenty-nine between Seba Eldridge and Katherine Ruth Eldridge, his wife, of Lawrence in the County of Douglas and State of Kansas parties of the first part, and The Merchants Loan and Savings Bank, Lawrence, Kansas part of the second part.

WITNESSETH, That the said part 1st of the first part, in consideration of the sum of Four Thousand and no/100 (\$4000.00) 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 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: That portion of lot Twenty-two (22) in University Heights part two (2) as shown by plat filed with the Register of Deeds of Douglas County, Kansas, in November, 1909; said portion to be conveyed being described thus: beginning at a point on the northern boundary of said lot as platted, forty (40) feet northwesterly from the northeast corner of said lot, running thence approximately one hundred and forty five (145) feet northwesterly along the northern boundary of said lot as platted to its northwest corner, thence south two hundred and ten and two-tenths (210 2/10) feet along the west line of said lot as platted to its southwest corner, thence in a straight line in a northeasterly direction to the point of beginning on the northern boundary forty (40) feet northwesterly from the northeast corner of said lot as platted. Said lot number twenty-two (22) being subject to the conditions set out on said plat and an agreement on file between Ralph W. Cone and Mabel S. Cone, his wife. Said notice of first part and J. E. Stubbs and his wife recorded in Deed Book 24, page 221 Records of said county.

with the appurtenances and all the estate, title and interest of the said part 1st 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 seised 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 thereon.

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 become due and payable, and that they 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 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

Four Thousand and no/100

DOLLARS,

according to the terms of one certain written obligation for the payment of said sum of money, executed on the first day of June 1929, and by the 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 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 lease 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 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 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 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 2nd making such sale, on demand, to the part 1st.

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 1st of the first part hereunto set their hand and seal on the day and year last above written.

Seba Eldridge (SEAL)

Katherine Ruth Eldridge (SEAL)

(SEAL)

(SEAL)

STATE OF Kansas } ss.
COUNTY OF Douglas }

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

Seba Eldridge and Katherine Ruth Eldridge, his wife, to me personally known to be the same person who executed the foregoing instrument and duly acknowledged the execution of the same.

Legal Seal 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 1933

A. F. McClanahan 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 11th day of June 1931

Corps. Seal

The Merchants Loan and Savings Bank
Lawrence, Kansas
Mortgagee. Owner.
By George Docking Vice President

This Release was written on the original mortgage entered this 12th day of June 1931
Eric C. Drumborg Reg. of Deeds
Deputy