

MORTGAGE RECORD 74

Reg. No. 369
Fee Paid, \$ 6.25

FROM

Arnold H. Berry et ux
TO

G. M. Falley

STATE OF KANSAS, DOUGLAS COUNTY, ss.

This instrument was filed for record on the 5 day of
Sept. A. D. 1929, at 1:45 P. M.

Elmer E. Armstrong
By _____ Register of Deeds.
Deputy.

THIS INDENTURE, Made this 30th day of August, in the year of our Lord, one thousand nine
hundred and Twenty-nine between

Arnold H. Berry and Opal Berry, his wife

of Lawrence in the County of Douglas and State of Kansas
parties of the first part, and G. M. Falley

WITNESSETH, That the said parties of the first part, in consideration of the sum of
Twenty-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:

Lot Numbered Two (2) and the West Eight Five and one-half (85½) feet of Lot One (1) of B. F.
Smiths Subdivision of Lots Sixteen (16), Seventeen (17), Eighteen (18), and Nineteen (19)
Block Fifteen (15) of Babcocks Enlarged Addition to the City of Lawrence and of Lots Twelve
(12) and Thirteen (13), Block Three (3) of Cransons Subdivision of Block Fifteen (15), Babcocks
Enlarged Addition to the City of Lawrence in Douglas County.

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
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 party 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 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
their 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

Twenty-five Hundred DOLLARS,

according to the terms of certain written obligation for the payment of said sum of money, executed on the 30th day of August 1929
and by its terms 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

parties of the first 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 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 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 profits 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 party of the second 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 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 parties of the first part have hereunto set their hand and seal on the day and year last
above written.

Witness C. H. Tucker

Arnold H. Berry (SEAL)

Opal Berry (SEAL)

(SEAL)

(SEAL)

STATE OF Kansas
COUNTY of Douglas } ss.

BE IT REMEMBERED, That on this 5th day of Sept. A. D. 1929, before me, a
Notary Public in the aforesaid County and State, came

Legal Seal Arnold H. Berry and Opal Berry his wife
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 10th day of April 1931

A. F. Flinn 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 September 1929
St. M. Falley
Mortgage. Owner.