

MORTGAGE RECORD 75

MORTGAGE

Map No. 204
 Fee \$12.00

THIS INDENTURE, Made this 15 day of May 1929 between C. C. Mitchell and Fannie Mitchell, husband and wife, of Douglas County, in the State of Kansas, of the first part, and L. E. Callaway and C. E. Callaway, of Douglas County, in the State of Kansas, of the second part:

WITNESSETH, That the said parties of the first part, in consideration of the sum of Eight Hundred & no/100 Dollars, the receipt of which is hereby acknowledged do by these presents grant, bargain, sell and convey unto said parties of the second part, their heirs and assigns, all the following described Real Estate, situated in the County of Douglas, and State of Kansas, to-wit:

All of Lot No. 147, (Except the Westerly 65 Feet thereof), in Addition #2, of the Additions to North Lawrence, in the City of Lawrence, Kansas, Being further described as located at the Northwest Corner of the Intersection of Lincoln St. & Third Street, North Lawrence.

TO HAVE AND TO HOLD THE SAME, Together with all and singular the tenements, hereditaments and appurtenances therunto in anywise appertaining, unto the said parties of the second part, their heirs and assigns forever:

PROVIDED ALWAYS, And these presents are upon this express condition, that whereas said C. C. Mitchell and Fannie Mitchell, have this day executed and delivered their one certain promissory note to said parties of the second part, for the sum of Eight Hundred & no/100 Dollars, bearing even date herewith, payable at Lawrence, Kansas, on the 15th days of November, 1929,

Whereas, this mortgage is made subject to one first mortgage upon the above described real estate, for the sum of \$--- with interest thereon at the rate of --- per cent, payable ---annually, now if default shall be made in the payment of the amount secured by said first mortgage or any part thereof or of any interest thereon at the time it shall become due and payable according to the express terms of said mortgage, then the party of the second part or his assigns or the legal holder of this mortgage and the note secured hereby, may at his option, for the protection of this mortgage, make said payments of principal or interest, and the amount so paid shall be added to the amount secured by this mortgage and shall be secured hereby and shall draw interest at the rate of ten per cent from the time of such payment, and he may declare this mortgage and note due and payable at any time thereafter and shall be entitled to immediate possession of said premises and foreclosure of this mortgage.

AND if default be made in the payment of any one of the installments described in this mortgage and note when due, or any part thereof, then all unpaid installments shall become immediately due and payable, at the option of the parties of the second part or the legal holder of said note and shall draw interest at the rate of ten per cent, per annum from the date of said note until fully paid. Appraisalment waived at option of mortgagor.

Now if said C. C. Mitchell and Fannie Mitchell, shall pay or cause to be paid to said parties of the second part, their heirs or assigns, said sum of money in the above described note mentioned, together with the interest thereon, according to the terms and tenor of the same, then these presents shall be wholly discharged and void; and otherwise shall remain in full force and effect. But if said sum or sums of money, or any part thereof, or any interest thereon, is not paid when the same is due; and if the taxes and assessments of every nature which are or may be assessed and levied against said premises or any part thereof are not paid when the same are by law made due and payable, or the insurance is not kept up, then the whole of said sum and sums and interest thereon, shall and by these presents become due and payable, and said parties of the second part shall be entitled to the possession of said premises and foreclosure of this mortgage.

And the said parties of the first part, for themselves and their heirs, do hereby covenant to and with the said parties of the second part, executors, administrators or assigns, that they are lawfully seized in fee of said premises, and have good right to sell and convey the same, that said premises are free and clear of all encumbrances, and that they will and their heirs, executors and administrators, shall, forever warrant and defend the title of the said premises against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands the day and year first above written.

C. C. Mitchell
 Fannie Mitchell

STATE OF KANSAS,
 SS.
 DOUGLAS COUNTY,

BE IT REMEMBERED, That on this 15th day of May A. D. 1929 before me, L. E. Eby a notary public in and for said County and State, came C. C. Mitchell and Fannie Mitchell, his wife to me personally known to be the same person who executed the within instrument of writing 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.

Legal Seal

My Commission Expires Apr. 21, 1930

L. E. Eby
 Notary Public.

Recorded May 16, 1929 A. D. at 10:30 A. M.

E. C. Constant Register of Deeds

The following is endorsed on the original instrument:
 The note herein described having been paid in full, this mortgage is hereby released
 and the lien thereby created is hereby released.
 As witness my hand this 3 day of October, 1941.

Attest:

R. H. Rogers

Subscribed October 3, 1941.
Harold A. Beck
 Register of Deeds

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