

MORTGAGE RECORD 76

Reg. No. 492

Fee Paid, \$.75

FROM

Erick Erickson and wife
TO

Peoples State Bank, Lawrence, Kansas.

STATE OF KANSAS, DOUGLAS COUNTY, ss.

This instrument was filed for record on the 30th day of
November A. D. 1929, at 1:45 o'clock P. M.

Erick Erickson

Register of Deeds.

By.

Deputy.

THIS INDENTURE, Made this 30th day of November, in the year of our Lord, one thousand nine
hundred and twenty nine between
Erick Erickson and Hilma Erickson, husband and wifeof Lawrence in the County of Douglas and State of Kansas
part y. of the first part, and Peoples State Bank, Lawrence, Kansas
part y. of the second part.WITNESSETH, That the said parties of the first part, in consideration of the sum of
Three 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 part y. of the second part,
the following described real estate situated and being in the County of Douglas and State of Kansas, to-wit:

Lot number thirty six (36) on Connecticut street, in the City of Lawrence.

with the appurtenances and all the estate, title and interest of the said parties of the first part therein.

And the said part ies 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
seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrance

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 part ies 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 y. of the second part, the loss, if any, made payable to the part y. of the second part to the extent of
its interest. And in the event that said part ies 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 y. 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

Three hundred

DOLLARS

according to the terms of one certain written obligation for the payment of said sum of money, executed on the 30th day of November 1929

and by the part ies of the first part to the part y. 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 y. 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
part ies 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 and 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 y. of the second partto 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 overplus, if any there be, shall be paid by the part y. making such sale, on
demand, to the first part ies.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 ies of the first part have hereunto set their hands and seals the day and year last
above written.

Erick Erickson (SEAL)

Hilma Erickson. (SEAL)

(SEAL)

(SEAL)

STATE OF Kansas

COUNTY of Douglas ss.

BE IT REMEMBERED, That on this 30th day of November A. D. 1929, before me, a

Notary Public in the aforesaid County and State, came.

Erick Erickson and Hilma Erickson

LEGAL

SEAL

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 10 day of April 1933

S. A. Wood.

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 day of 19

Mortgage. Owner.

In Release See Book 136 page 194