

MORTGAGE RECORD 76

Reg. No. 521
Fee Paid, \$ 2.50

FROM

Beulah Mae Scarborough and husband
TO

D. Coen Byrn

STATE OF KANSAS, DOUGLAS COUNTY, ss.

This instrument was filed for record on the 31 day of
May A. D. 1930, at 10:05 o'clock A.M.*E. E. Connelley*

Register of Deeds.

By _____ Deputy.

THIS INDENTURE, Made this 27th day of May, in the year of our Lord, one thousand nine hundred and thirty between
Beulah Mae Scarborough and W. T. Scarborough, wife and husband
of Wichita in the County of Sedgwick and State of Kansas
parties of the first part, and D. Coen Byrn

WITNESSETH, That the said part-ies of the first part, in consideration of the sum of
One Thousand and no/100 DOLLARS, to them duly paid, the receipt of which is hereby acknowledged, ha-ve sold, and by this indenture do Grant, Bargain, Sell and Mortgage to the said part-ies 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 Seventy (70) in Block Fifty-six (56) in West Lawrence, an addition to the City of Lawrence, Douglas County, Kansas, less a strip 50 feet wide north and south of the south end thereof

State of Missouri,
City of St. Louis, ss.

BE IT REMEMBERED, that on this 29th day of May A. D. 1930 before me, a notary public in the aforesaid City and State came W. T. Scarborough, to me personally known to be the same person 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.

Legal Seal

My commission expires April 15, 1931

Florence Pailon Hearson
Notary Public

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 owner of the premises above granted, and seized of a good and indefeasible estate in inheritance therein, free and clear of all incumbrance

and that they will warrant and defend the same against all parties making lawful claim therein.

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 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-ies of the second part, the loss, if any, made payable to the part-ies of the second part to the extent of his 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-ies 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
One 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 27th day of May 1930 and by its terms made payable to the part-ies 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-ies 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 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 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-ies 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-ies 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 herein.

IN WITNESS WHEREOF, The parties of the first part ha-ve hereunto set their hand and seal on the day and year last above written.

Beulah Mae Scarborough (SEAL)

W. T. Scarborough (SEAL)

(SEAL)

(SEAL)

STATE OF Kansas
COUNTY OF Sedgwick } ss.

BE IT REMEMBERED, That on this 28th day of May A. D. 1930, before me, a Notary Public in the aforesaid County and State, came

Beulah Mae Scarborough

Legal Seal

to me personally known to be the same person- 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 13th day of Dec. 1933

Marie K. Schrader

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 24 day of October, 1933

W. A. Simon

Mortgagee. Owner.

This Release was written by the original mortgagee entered this day of Oct. 1933
W. A. Simon
Reg. of Deeds

In assignment to my book 97 page 106