

MORTGAGE RECORD 76

Reg. No. 860

Fee Paid, \$ 1.00

FROM

R. C. Alvord and Lena C. Alvord his wife
TO

Minnie P. Tuller

STATE OF KANSAS, DOUGLAS COUNTY, ss.

This instrument was filed for record on the 18 day of
June A. D. 1930, at 6:35 o'clock A. M.*Edw. C. Cunningham*

Register of Deeds.

By Deputy.

THIS INDENTURE, Made this eleventh day of June, in the year of our Lord, one thousand nine
hundred and Thirty between

R. C. Alvord and Lena C. Alvord his wife

of Lawrence in the County of Douglas and State of Kansas
parties of the first part, and Minnie P. Tuller

party of the second part.

WITNESSETH That the said party 1st of the first part, in consideration of the sum of
Three hundred seventy five 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 2nd of the second part,
the following described real estate situated and being in the County of Douglas and State of Kansas, to-wit:

Lot one (1) in Block Fourteen (14) in University Place an addition to the city of Lawrence

with the appurtenances and all the estate, title and interest of the said party 1st of the first part therein.

And the said party 1st of the first part do hereby covenant and agree that as the hereby heretofore they are the lawful owner of the premises above granted, and
said of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances except a mortgage to the Lawrence Building and Loan
Association for \$1500
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 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 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 party 2nd of the second part, the loss, if any, made payable to the party 2nd of the second part to the extent of
her interest. And in the event that said party 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 party 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

Three hundred seventy five

DOLLARS.

according to the terms of ONE certain written obligation for the payment of said sum of money, executed on the 11th day of June 1930

and by its terms made payable to the party 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 party 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 saidparty 1st 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 party 2nd 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 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 2nd making such sale, on
demand, to the first party 1st.It is agreed by the parties hereto that the terms and provisions of this indenture and each and every obligation thereon 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 party 1st of the first part has hereunto set their hands and seals the day and year last
above written.

R. C. Alvord (SEAL)

Mrs. Lena C. Alvord (SEAL)

(SEAL)

(SEAL)

STATE OF Kansas

COUNTY OF Douglas

ss.

BE IT REMEMBERED, That on this 11th day of June A. D. 1930, before me, a

Notary Public in and for the aforesaid County and State, came

R. C. Alvord and Lena C. Alvord his wife

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 18th day of October 1932

I. C. Stevenson

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 April, 1933*Mrs. Minnie P. Tuller*

Mortgagee. Owner.

This Release
was written
on the original
Mortgage and
entered
this 11th day
of April, 1933
at Lawrence, Kansas*Edw. C. Cunningham*
Reg. of Deeds

Deputy