

MORTGAGE RECORD 76

Reg. No. 1463

Fee Paid, \$ 1.50

FROM

J. F. Harris and wife

TO

Blanche W. Carter et al

STATE OF KANSAS, DOUGLAS COUNTY, ss.

This instrument was filed for record on the 23 day of July A. D. 19 31, at 2:00 o'clock P. M.

Blanche W. Carter et al

Register of Deeds.

By _____ Deputy.

THIS INDENTURE, Made this Fourteenth day of July _____, in the year of our Lord, one thousand nine hundred and Thirty-one between J. F. Harris and Myra Harris, his wife

of Lawrence in the County of Douglas and State of Kansas part 1st of the first part, and Blanche W. Carter and Etta True Wier part 1st of the second part.

WITNESSETH, That the said parties of the first part, in consideration of the sum of Six Hundred and no/100 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 1st of the second part, the following described real estate situated and being in the County of Douglas and State of Kansas, to-wit:

Lot Two Hundred (200) The Elms Addition an addition to the City of Lawrence, Kansas.

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

And the said parties 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 of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances except a mortgage to the Lawrence Building & Loan Association of Fifteen Hundred Dollars 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 parties 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 parties of the second part, the loss, if any, made payable to the parties of the second part to the extent of its interest. And in the event that said part 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 parties 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.

Six Hundred and no/100

THIS GRANT is intended as a mortgage to secure the payment of the sum of Six Hundred and no/100 DOLLARS, according to the terms of ONE certain written obligation for the payment of said sum of money, executed on the 14th day of July 1931 and by its terms made payable to the parties 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 1st 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 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 part 1st 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 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 overplus, if any there be, shall be paid by the part making such sale, on demand, to the first part.

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.

J. F. Harris (SEAL)

Myra Harris (SEAL)

(SEAL)

(SEAL)

STATE OF Kansas

COUNTY OF Douglas

} ss.

BE IT REMEMBERED, That on this 14th day of July A. D. 19 31, before me, a

Notary Public in the aforesaid County and State, came

J. F. Harris and Myra Harris his wife

Legal Seal

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 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 2nd day of March 1935

Blanche W. Carter, Etta True Wier

Mortgagee. Owner.

This Release was written on the original Mortgage

entered this 2nd day of March 1935

Kathleen Bick

Reg. of Deeds

Frank W. Kahn

Deputy