

MORTGAGE RECORD 76

Reg. No. 1476
Fee Paid, \$ 2.00

FROM

Louise M. Breakey and her husband
TO

Elvira Weeks

STATE OF KANSAS, DOUGLAS COUNTY, ss.

This instrument was filed for record on the 3 day of
Aug. A. D. 1931, at 10 o'clock P. M.*Elvira Weeks*Register of Deeds.
Deputy.

By

THIS INDENTURE, Made this 1st day of August, in the year of our Lord, one thousand nine
hundred and thirty-one betweenLouise M. Breakey and Isiah F. Breakey, her husbandof Lawrence in the County of Douglas and State of Kansas
parties of the first part, and Elvira Weeks part Y of the second part.WITNESSETH, That the said part ies of the first part, in consideration of the sum of
Eight hundred and no/100 DOLLARS, to them duly paid, the receipt of
which is hereby acknowledged, have ve 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 one hundred forty-two (142) Kentucky Street, in the City
of Lawrence, except the east eighty-five (85) feet across the entire
width of said lot, and the north ten (10) feet of lot number one
hundred forty-four (144) Kentucky Street, in the City of Lawrence,
except the east eighty-five (85) feet across the entire width of said
ten (10) feet,

with the appurtenances and all the estate, title and interest of the said part ies 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 of the premises above granted, and
seised 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 becomes due and payable, and that they will pay 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
her 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 10% from the date of payment until fully repaid.

THIS GRANT is intended as a mortgage to secure the payment of the sum of

Eight hundred and no/100

DOLLARS.

according to the terms of one certain written obligation for for the payment of said sum of money, executed on the 1st day of August 1931
and by its terms made payable 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 the 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 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 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 surplus, if any there be, shall be paid by the part Y of the second part, 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 have ve hereto set their hand and seal on the day and year last
above written.Louise M. Breakey

(SEAL)

Witness to mark of Isiah F. Breakey

Isiah F. "X" Breakey

(SEAL)

A. F. Flinnhis mark

(SEAL)

F. W. Rosford

(SEAL)

(SEAL)

STATE OF KansasCOUNTY OF DouglasBE IT REMEMBERED, That on this 1st day of August A. D. 1931, before me, a
Notary Public in the aforesaid County and State, cameLouise M. Breakey and Isiah F. Breakey her husband

Legal Seal

to me personally known to be the same person ies who executed the foregoing instrument and duly acknowledged the execution
of the same.IN WITNESS WHEREOF, I have hereto subscribed my name, and affixed my official seal on the day and year last
above written.My commission expires on the 20 day of Jan. 1934E. L. Falkenstien

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 3 day of December 1932*Elvira Weeks*

Mortgagee. Owner.

Deputy