

MORTGAGE RECORD 76

Reg. No. 1592
Fee Paid, \$ 2.50

FROM

Albert Houser

TO

The First Savings Bank of Lawrence, Kansas

STATE OF KANSAS, DOUGLAS COUNTY, ss.

This instrument was filed for record on the 26 day of Jan. A. D. 1932, at 10:05 o'clock A.M.

E. S. Ransburg

Register of Deeds.

By

Deputy.

THIS INDENTURE, Made this first day of January in the year of our Lord, one thousand nine hundred and thirty-two between Albert Houser, a single man,

of in the County of Lawrence, Kansas, and State of Kansas, part of the first part, and The First Savings Bank of Lawrence, Kansas, part of the second part.

WITNESSETH, That the said part of the first part, in consideration of the sum of One Thousand and no/100 (\$1000.00) DOLLARS, to him duly paid, the receipt of which is hereby acknowledged, has sold, and by this indenture do Grant, Bargain, Sell and Mortgage to the said part of the second part, the following described real estate situated and being in the County of Douglas and State of Kansas, to-wit:

The East Eighty-five (85) acres of the Southeast Quarter (SE $\frac{1}{4}$) of Section Eleven (11), Township Thirteen (13), Range Eighteen (18).

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

And the said part of the first part do hereby covenant and agree that at the delivery hereof he is the lawful owner of the premises above granted, and mined of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances

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 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 he 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 of the second part, the loss, if any, made payable to the part of the second part to the extent of its interest. And in the event that said part 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 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 mortgage, 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 first day of January 1932

and by its terms made payable to the part 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 of the second part to pay for said insurance or to discharge any taxes with interest thereon as herein provided, in the event that said part of the first part shall fail to pay the same as provided in this indenture.

And this conveyance shall be void if such payment is 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 mortgage is not kept up as provided herein, or if the buildings and said real estate are not kept in as good repair as they are now, or if waste is committed in said premises, then the 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 mortgage 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 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 of the second part making such sale, on demand, to the first part.

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 part of the first part has hereunto set his hand and seal the day and year last above written.

Albert Houser

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF Marion

COUNTY OF Oregon ss.

BE IT REMEMBERED, That on this 23rd day of January A. D. 1932, before me, a Notary Public in the aforesaid County and State, came

Albert Houser, a single man,

to me personally known to be the same person who executed the foregoing instrument and duly acknowledged the execution of the same.

Legal Serl

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 22 day of Jan. 1933

G. T. Wadsworth

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 17th day of November 1936

Anna F. Coulter
May L. Coulter

Mortgagee. Owner.

This Release was written on the original mortgage.

Witnessed this 17th day of November 1936

Harold A. Mark
Notary Public
Hubert A. Mark
DeputySee above state of Oregon
to Assignment to B. H. 77 Page 418
to Assignment to B. H. 77 Page 419