

MORTGAGE RECORD 76

Reg. No. 1901

Fee Paid, \$ 2.25

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FROM

Flora Schrader and husband
TO

Nellie Calhoun

STATE OF KANSAS, DOUGLAS COUNTY, ss.

This instrument was filed for record on the 11 day of
July A. D. 1932, at 3:30 o'clock P. M.By *Ellie E. Armstrong* Register of Deeds.
Frederick A. Peterson Deputy.THIS INDENTURE, Made this 1st day of July, in the year of our Lord, one thousand nine
hundred and thirty-two between Flora Schrader and S. H. Schrader, her husband,of Lawrence in the County of Douglas and State of Kansas
part 1st of the first part, and Nellie Calhoun part 2nd of the second part.WITNESSETH, That the said part 1st of the first part, in consideration of the sum of
Nine 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 2nd of the second part,
the following described real estate situated and being in the County of Douglas and State of Kansas, to-wit:

Beginning at a point twenty (20) rods north of the Southeast corner of the Northwest
Quarter of the Southwest Quarter of Section twenty-nine (29), Township Twelve (12),
Range Twenty (20), thence West twenty (20) rods, thence North twenty (20) rods, thence
East twenty (20) rods, thence South twenty (20) rods, to the place of beginning, less
legal streets, less the West eight (8) rods thereof and less that portion thereof
covered by the deed recorded in Book 128, Page 11, of the Records of the office
of the Register of Deeds of Douglas County, Kansas, all in the City of Lawrence,
in Douglas County, Kansas.

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

And the said part 1st 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
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 thereto.

It is agreed between the parties hereto that the part 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 each sum
and by such insurance company as shall be specified and directed by the part 2nd of the second part, the loss, if any, made payable to the part 2nd of the second part to the extent of
her 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 part 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

Nine hundred and no/100----- DOLLARS,

according to the terms of certain written obligation for the payment of said sum of money, executed on the 1st day of July 1932

and by its term made payable to the part 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 part 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 said

part 2nd 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 provided, 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 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 2nd 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 surplus, if any there be, shall be paid by the part 2nd of the second part, on
demand, to the first part 1st of 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 parties of the first part have hereunto set their hands and seals the day and year last

above written.

Flora Schrader (SEAL)

S. H. Schrader (SEAL)

(SEAL)

(SEAL)

STATE OF Kansas
COUNTY OF Douglas } ss.

BE IT REMEMBERED, That on this 7 day of July A. D. 1932, before me, a

Legal Notary Public in the aforesaid County and State, came
Flora Schrader and S. H. Schrader

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

Seal 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 25 day of April 1935

W. A. Schnal

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 February 1936

Nellie Calhoun

Mortgagee. Owner.

This Release
was written
on the original
Mortgage -

entered
this 17th day
of February
1936

Harold A. Cook
Reg. of Deeds.
Frank Welch