

MORTGAGE RECORD 76

Reg. No. 1931
Fee Paid, \$ 2.50

FROM

John Fritzel and wife
TO

The Lawrence National Bank

STATE OF KANSAS, DOUGLAS COUNTY, ..

This instrument was filed for record on the 9th day of
Aug. A. D. 1932, at 4:30 o'clock P. M.By W. A. School Register of Deeds
Deputy.THIS INDENTURE, Made this 9th day of August in the year of our Lord, one thousand nine hundred and thirty-two between John Fritzel and Clementine V. Fritzel (his wife)of Lawrence in the County of Douglas and State of Kansas
part 128 of the first part, and The Lawrence National BankWITNESSETH, That the said part 128 of the first part, in consideration of the sum of
One thousand 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 128 of the second part,
the following described real estate situated and being in the County of Douglas and State of Kansas, to-wit:The North Fifty (50) feet of the West Ten (10) feet of Park Lot One (1) and the North Fifty
(50) feet of Park Lot Three (3) and the North Fifty (50) feet of the East Ten (10) feet of
Park Lot Five (5); Lawrence, Kansas. Known as 1101 New Hampshire Street, Lawrence, Kansas.

with the appurtenances and all the estate, title and interest of the said part 128 of the first part therein.

And the said part 128 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
seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances whatsoever

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 128 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 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 128 of the second part, the loss, if any, made payable to the part 128 of the second part to the extent of
its interest. And in the event that said part 128 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 128 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 paid.THIS GRANT is intended as a mortgage to secure the payment of the sum of
One thousand and no/100DOLLARS,
according to the terms of a certain written obligation for the payment of said sum of money, executed on the 9th day of August 1932
and by its terms made payable to the part 128 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 128 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 128 of the first part shall fail to pay the same as provided in this indenture.And the covenantee shall be void if each 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 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 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 128 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 128, making such sale, on
demand to the first part 128.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 move to, and be obligatory upon the heirs, executors, administrators, personal representatives, assigns and successors of the respective parties hereto.IN WITNESS WHEREOF, The part 128 of the first part have hereunto set their hand and seal on the day and year last
above written.

John Fritzel (SEAL)

Clementine V. R. Fritzel (SEAL)

(SEAL)

(SEAL)

STATE OF Kansas

COUNTY OF Douglas

BE IT REMEMBERED, That on this 9 day of August A. D. 1932, before me, a

Legal Notary Public in the aforesaid County and State, came

John Fritzel and Clementine V. R. Fritzel his wife

Seal to me personally known to be the same person 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 25 day of April 1935

W. A. School Notary Public.

RELEASE

I, the undersigned owner of the within mortgage, do hereby acknowledge the full payment of the debt secured thereby, and authorizing the Register of
Deeds to enter the discharge of this mortgage of record. Dated this 11 day of June 1935Lawrence National Bank Lawrence, Kansas
Mortgage Owner.This Release
was written
on the original
MortgageWitnessed
this 11th day
of June
1935Harold R. Beck
Reg. of Deeds
Frank W. Kahn
Deputy