

MORTGAGE RECORD 76

Reg. No. 1976
Fee Paid, \$ 20.00

MULTIPLE COPY - 00140

FROM

C. F. Nelson and wife
TO

Frank M. Gardner

STATE OF KANSAS, DOUGLAS COUNTY, ss.

This instrument was filed for record on the 3 day of

Oct. A. D. 1932, at 120 o'clock P. M.

W. E. Connelley

Register of Deeds.

By

Deputy.

THIS INDENTURE, Made this 3rd day of October, in the year of our Lord, one thousand nine hundred and thirty two between C. F. Nelson and Hearty Brown Nelson, his wife,

of Lawrence, in the County of Douglas and State of Kansas
parties of the first part, and Frank M. Gardner
part Y of the second part.WITNESSETH, That the said parties of the first part, in consideration of the sum of
***** EIGHT THOUSAND ***** (\$8,000.00) ***** 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 party of the second part,
the following described real estate situated and being in the County of Douglas and State of Kansas, to-wit:

Commencing at a point ten (10) rods west of a point forty (40) rods south of the Northeast corner of the northeast quarter of section 1, Township 13, Range 19, City of Lawrence, County of Douglas, State of Kansas, thence running south one hundred (100) feet, thence west ten (10) rods, thence north one hundred (100) feet, thence east ten (10) rods to place of beginning, excepting such portion as lies in Indiana Street, and except a strip of land deeded to the City of Lawrence for sewer purposes, and except a strip of land twelve (12) feet wide on the north side of the tract heretofore deeded, which strip of land has been deeded to the City of Lawrence for the purpose of a street, to wit, 16th Street.

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 owner 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 parties of the first part shall at all times during the life of this indenture, pay all taxes and 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 party of the second part, the loss, if any, made payable to the party of the second part to the extent of his interest. And in the event that said parties 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 party 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 ***** EIGHT THOUSAND ***** (\$8,000.00) ***** DOLLARS.

according to the terms of certain written obligation for the payment of said sum of money, executed on the 3rd day of October A. D. 1932 and by the parties hereto made payable to the party 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 party of the second part to pay for any insurance or to discharge any issue with interest thereon as herein provided, in the event that said parties 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 mortgage is not paid 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 and 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 party of the second part, or his agent

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 repay 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 party of the first part, on demand, to the first parties.

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 hereto.

IN WITNESS WHEREOF, The parties of the first part have hereunto set their hand and seal the day and year last above written.

C. F. Nelson (SEAL)

Hearty Brown Nelson (SEAL)

(SEAL)

(SEAL)

STATE OF Kansas

COUNTY OF Douglas

BE IT REMEMBERED, That on this 3rd day of October A. D. 1932, before me, a

Notary Public in the aforesaid County and State, came

Legal C. F. Nelson and Hearty Brown Nelson, his wife,

to me personally known to be the same person as 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 18th day of April 1933

Dick Williams 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 15 day of August 1940

Frank M. Gardner
Mortgagee Owner.

This Release
was written
on the original
Mortgage
and filed
this 24 day
of August
1940
N. A. R. R.
Reg. of Deeds.