

## MORTGAGE RECORD 76

Reg. No. 2077  
Fee Paid, \$ 3.75

## FROM

U. S. G. Plank and wife

TO

Edwin H. Powell

STATE OF KANSAS, DOUGLAS COUNTY, ss.

This instrument was filed for record on the 25 day of Feb. A. D. 1933, at 10:30 o'clock A. M.

E. S. Cunningham

Register of Deeds.

By

Deputy.

THIS INDENTURE, Made this Twenty Fourth day of February, in the year of our Lord, one thousand nine hundred and Thirty-Three between U. S. G. Plank and Emma E. Plank, his wife,

of Lawrence in the County of Douglas and State of Kansas parties of the first part, and Edwin H. Powell part of the second part.

WITNESSETH, That the said parties of the first part, in consideration of the sum of One Thousand and Five Hundred DOLLARS, to them duly paid, the receipt of which is hereby acknowledged, ha. YE. 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:

All of Lot Four (4) and the North One-Half of Lot Five, (5) in Block Twenty-Eight (28) Quivira Place in the City of Lawrence Douglas County, Kansas

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 owners of the premises above granted and owned 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 therein.

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 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 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 his 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 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 One Thousand and Five Hundred DOLLARS

according to the terms of certain written obligation for the payment of said sum of money, executed on the 24th day of February 1933.

and by the 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 any 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 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 kept in as good repair as they are now, or if waste is committed on and 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 of the second part to assign the same.

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 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 ha. YE. hereunto set their hand and seal on the day and year last above written.

U. S. G. Plank

(SEAL)

Emma E. Plank

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF Kansas  
COUNTY OF Douglas ss.

BE IT REMEMBERED, That on this 24th day of February A. D. 1933, before me, a

Notary Public in the aforesaid County and State, came

U. S. G. Plank and Emma E. Plank, his wife

Legal

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

Sent

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 18 day of Jan. 1936

Leta F. Kennedy

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 24th day of July 1934

copy Seal

The First Savings Bank Lawrence Kansas  
By F. Q. Whipple Cashier. Mortgage. Owner.

This Release was written on the original Mortgage &amp; entered this 24th day of July 1934.

E. S. Cunningham  
Reg. of Deeds

Notary

See Assignment, See Mortgage Book 77, Page 630