# MORTGAGE RECORD 76

Reg. No. ___2162___
Fee Paid, $ __1.25__

| FROM | STATE OF KANSAS, DOUGLAS COUNTY, ss. |
|---|---|
| Charles F. Hale and wife | This instrument was filed for record on the ___7th___ day of |
| TO | ___June___ A. D. 19_33_, at_4:35_ o'clock __P.__M. |
| Peoples State Bank, Lawrence | _Eva E. Armstrong_ |
| | Register of Deeds. |
| | By_____Deputy. |

THIS INDENTURE, Made this __seventh__ day of ___June___, in the year of our Lord, one thousand nine hundred and __thirty three__ between ___Charles F. Hale and Rose M. Hale, his wife___

of __Lawrence__ in the County of ___Douglas___ and State of ___Kansas___ part_ies_ of the first part, and __Peoples State Bank, Lawrence, Kansas_____ part_y_ of the second part.

WITNESSETH, That the said parti_es_ of the first part, in consideration of the sum of ___Five hundred 00/100-------------------------------------___ DOLLARS, to ___them___ duly paid, the receipt of which is hereby acknowledged, ha_ve_ sold, and by this indenture do___ Grant, Bargain, Sell and Mortgage to the said part_y_ of the second part, the following described real estate situated and being in the County of Douglas and State of Kansas, to-wit:

Lot numbered One hundred eighty-eight (188) on Tennessee Street in the City of Lawrence

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

And the said part__ies_ of the first part do___ hereby covenant and agree that at the delivery hereof __they are__ the lawful owner_s_ of the premises above granted, and seized 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 part_ies_ 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_y_ of the second part, the loss, if any, made payable to the part_y_ of the second part to the extent of __its__ interest. And in the event that said part_ies_ 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_y_ 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 ___Five hundred 00/100------------------------------------___ DOLLARS, according to the terms of __one__ certain written obligation___ for the payment of said sum of money, executed on the __7th__ day of ___June___ 19_33_ and by __its__ terms made payable to the part_y_ 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_y_ 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_ies_ 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 therein, 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 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_y_ of the second part ___or assigns_____ 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 overplus, if any there be, shall be paid by the part_y_ making such sale, on demand, to the first part_ies_.

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 parti_es_ of the first part ha_ve_ hereunto set____their___ hand and seal_s_ the day and year last above written.

| | |
|---|---|
| | Charles F. Hale (SEAL) |
| | Rose M. Hale (SEAL) |
| | _____ (SEAL) |
| | _____ (SEAL) |

STATE OF___Kansas_____ }
COUNTY OF___Douglas____ } ss.

BE IT REMEMBERED, That on this __7th__ day of ___June___ A. D. 19_33_, before me, a __Notary Public___ in the aforesaid County and State, came___ Charles F. Hale and Rose M. Hale, his wife

Legal

to me personally known to be the same person_s_ 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 __22__ day of ___March_____ 19_34_.

___T. J. Sweeney Jr.___
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 _3rd_ day of ___June___, 19_41_.

The First National Bank of Lawrence, Lawrence, Kansas
By George Docking Vice Pres. Mortgagee. Owner.

(Corp. Seal)