

MORTGAGE RECORD 80

Reg. No. 2534
Fee Paid, \$ 1.50

BANK OF KANSAS CITY, KANSAS CITY, MO. 64106

FROM

J. R. Good and wife
TO

Waggoner Paint Company

STATE OF KANSAS, DOUGLAS COUNTY, ss.

This instrument was filed for record on the 2nd day of
Jan. A. D. 19 35, at 3:15 o'clock P. M.By *E. E. Connelley* Register of Deeds.
Deputy.THIS INDENTURE, Made this 2nd day of January, in the year of our Lord, one thousand nine
hundred and thirty five between J. R. Good and Hattie B. Good, his wifeof Lawrence in the County of Douglas and State of Kansas
parties of the first part, and Waggoner Paint Company part Y of the second part.WITNESSETH, That the said parties of the first part, in consideration of the sum of
Five Hundred Fifty Two 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 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 No. 157 in block No. 55, West Lawrence, in the city of Lawrence.

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 the lawful owner of the premises above granted, and seized
of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances, except one mortgage in favor of the Lawrence Building &
Loan Association amounting to approximately \$184.50,
and that they will warrant and defend the same against all parties making lawful claim thereon.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 shall 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 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 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 Fifty Two

DOLLARS,

according to the terms of ONE certain written obligation for the payment of said sum of money, executed on the 2nd day of January 19 35
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 Y 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 insurance is not kept up, as provided herein, or if
the buildings on said real estate are damaged by fire or other cause, 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,
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, 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 Y, making such sale, on demand, to the first party of 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 be it so.IN WITNESS WHEREOF, The parties of the first part have hereunto set their hand and seal the day and year last above
written.

J. R. Good (SEAL)

Hattie B. Good (SEAL)

(SEAL)

(SEAL)

STATE OF Kansas
COUNTY OF Douglas } ss.BE IT REMEMBERED, That on this 2 day of January A. D. 1935, before me, a
notary public in the aforesaid County and State, came

Legal

J. R. Good and Hattie B. Good, his wife
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 18 day of May 19 36.

Alberta Johnson
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 9 day of February, 1938.Waggoner Paint Co. by W. C. Calkins Sec. Treas.
Mortgage Owner.This Release
was written
on the original
Mortgage
entered
this 9 day
of February
1938
Harold C. Calkins
Reg. of Deeds