

## MORTGAGE RECORD 80

Receiving No. 1264

Reg. No. 302

Fee Paid, \$1.75

Receiving No. 1

FROM

Ella Cox, a single woman,  
TO

The First Savings Bank of Lawrence, Kansas.

STATE OF KANSAS, DOUGLAS COUNTY, ss.

This instrument was filed for record on the 3 day of

October

A. D. 1935, at 10:05 o'clock A. M.

Register of Deeds.

By

Deputy.

THIS INDENTURE, Made this first day of October, in the year of our Lord, one thousand nine hundred and thirty-five, between Ella Cox, a single woman, of the County of Douglas, and State of Kansas, of the first part, and THE FIRST SAVINGS BANK OF LAWRENCE, KANSAS, part y of the second part.

WITNESSETH, That the said part y of the first part, in consideration of the sum of Seven Hundred and no/100 (700.00) DOLLARS, to her duly paid, the receipt of which is hereby acknowledged, has sold, and by this indenture does 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: Begin Fourteen Hundred Nine (1409) feet of the Southeast corner of the Southwest Quarter (SW 1/4) of Section Two (2), Township Thirteen (13) South of Range Twenty (20) East of the Sixth Principal Meridian; thence West Twenty-three Hundred Seventy-four (2374) feet to the West Boundary of Shawnee Reserve; thence North Eleven Hundred Ninety-four (1194) feet to the right of way of the Atchison, Topeka and Santa Fe Railway; thence East on the South line of said Right of Way line Twenty-three Hundred Eighty-four (2384) feet to the East line of the quarter section; thence South Eleven Hundred Ninety-four (1194) feet to the beginning.

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

And the said part y of the first part do hereby covenant and agree that at the delivery hereof she is the lawful owner of the premises above granted, and that of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances.

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 part y 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 upon said real estate when the same becomes due and payable, and that she 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 to the extent of its interest. And in the event that said part y 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 Seven Hundred and no/100 DOLLARS according to the terms of one certain written obligation for the payment of said sum of money, executed on the first day of October, 1935, 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, and the whole sum remaining unpaid of 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 of the buildings on said real estate 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 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 y making such sale, on demand, to the first part y.

It is agreed by the parties hereto that the terms and provisions of this indenture and such 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 part y of the first part has hereunto set her hand and seal the day and year last above written.

Ella Cox

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF CALIFORNIA  
COUNTY OF ORANGE

BE IT REMEMBERED, That on this 1st day of October, A. D. 1935, before me, a Notary Public in the aforesaid County and State, came

Ella Cox, a single woman,

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.

(SEAL)

My commission expires on the 9th day of November, 1938.

L. W. Schauer 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 September, 1938.

(Corp Seal)

The First National Bank of Lawrence, Kansas  
By J. C. Whipple, Cashier

Owner.

I, the undersigned owner to enter the discharge of this

(Corp Seal)

For filing see Book 85-Page 2-3

This Release was written on the original Mortgage

Entered this day of 1938

Harold A. Beck  
Reg. of Deeds  
Ruth Hildon  
Deputy