

MORTGAGE RECORD 80

Receiving No. 2127 ✓

Reg. No. 546 -

Fee Paid, \$0.25 -

Receiving No.

FROM

Orville E Smith and wife
TO

The Lawrence Building and Loan Association

STATE OF KANSAS, DOUGLAS COUNTY, ss.
This instrument was filed for record on the 27 day of March A. D. 1936, at 3:05 o'clock P. M.
Harold P. Beck
Register of Deeds.
Deputy.

By

THIS INDENTURE, Made this 27th day of March, in the year of our Lord, one thousand nine hundred and thirty six between Orville E Smith and Varvel Smith, his wife

of Lawrence in the County of Douglas and State of Kansas
parties of the first part, and The Lawrence Building and Loan Association
part y of the second part.

WITNESSETH, That the said parties of the first part, in consideration of the sum of Seventy five - - - - - 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 Sixteen (16) on Rhode Island Street, 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 they are the lawful owner of the premises above granted, and shall 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 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 upon said real estate when the same become due and payable, and that they will pay 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 law, if any, made payable to the party of the second part to the extent of its interest. And in the event that the 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 same cost 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

Seventy five - - - - - DOLLARS, to be paid by the parties of the first part to the party of the second part on the 27th day of March 1936 according to the terms of one certain written obligation for the payment of said sum of money, executed on the 27th day of March 1936 and by its terms 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 taxes 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 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 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 therein, and the surplus, if any, there be, shall be paid by the party 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 such and every obligation therein contained, and all benefits accruing therefrom shall extend and bind in, 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.

Orville E. Smith (SEAL)

Varvel Smith (SEAL)

(SEAL)

(SEAL)

STATE OF Kansas
COUNTY OF Douglas

BE IT REMEMBERED, That on this 27th day of March A. D. 1936, before me, a Notary Public in the aforesaid County and State, came

Orville E. Smith and Varvel Smith his wife
to me personally known to be the same persons 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 18th day of October 1936.

I. C. Stevenson 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 27th day of June 1936.

I. C. Stevenson Secy

at seal

Lawrence Building & Loan Assn.
C. A. Weatherby, Jr. Pres.

Mortgage.

This Release
was written
on the original
mortgage.C. A. Weatherby, Jr.
Pres.
1936Harold P. Beck
Reg. of DeedsFredie Kahn
Deputy

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IN WITNESS WHERE

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STATE OF KANSAS
COUNTY OF DOUGLAS

(SEAL)

I, the undersigned owner
to enter the discharge of this