

MORTGAGE RECORD 80

Reg. No. 578

Fee Paid, \$ 8.00

Receiving No. 2221

Receiving No. 222

FROM
 Wilmer G. Beougher et ux
 TO
 Lawrence Bldg. & Loan Assn.

STATE OF KANSAS, DOUGLAS COUNTY, ss.
 This instrument was filed for record on the 17 day of April A. D. 1936 at 1:40 o'clock P. M.
Narold C. Beck
 Register of Deeds
 By Deputy.

THIS INDENTURE, Made this 17th day of April, in the year of our Lord, one thousand nine hundred and thirty-six between Wilmer G. Beougher and Paula B. Beougher, husband and wife

of Lawrence in the County of Douglas and State of Kansas
 part 1st of the first part, and The Lawrence Building and Loan Association part 2 of the second part.

WITNESSETH, That the said part 1st of the first part, in consideration of the sum of Thirty-two hundred Fifty and no/100 - - - - - 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 2 of the second part, the following described real estate situated and being in the County of Douglas and State of Kansas, to-wit:

Lot Three (3), Block Seven (7) University Place, an addition to the city of Lawrence, Kansas:

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

And the said part 1st 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 of a good and indefeasible estate 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 1st 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 they 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 2 of the second part, the loan, if any, made payable to the part 2 of the second part to the extent of its interest. And in the event that said part 1st 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 2 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 and fully repaid.

THIS GRANT is intended as a mortgage to secure the payment of the sum of Thirty-two hundred Fifty and no/100 - - - - - DOLLARS according to the terms of ONE certain written obligation for the payment of said sum of money, executed on the 17th day of April 1936 and by its terms made payable to the part 2 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 2 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 1st 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 insured as herein provided, or if the whole sum remaining unpaid 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 2 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 2 of the second part making such sale, on demand, to the first parties.

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 part 1st of the first part ha Ye herunto set their hand and seal the day and year last above written.

Wilmer G. Beougher (SEAL)

Paula B. Beougher (SEAL)

(SEAL)

(SEAL)

STATE OF Kansas
 COUNTY OF Douglas } ss.

BE IT REMEMBERED, That on this 17th day of April A. D. 1936, before me, a notary public in the aforesaid County and State, came

Wilmer G. Beougher and Paula B. Beougher, husband and wife to me personally known to be the same person S. 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.

My commission expires on the 21st day of April 1938.

L. E. Eby

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 31st day of May 1936.

L. E. Eby
 Secy (Corp. Seal)

Lawrence Building & Loan Assn.
 by George O. Froh Mortgagee.

Owner.

This Release was written on the original Mortgage. Entered this 31st day of May 1936.

Narold C. Beck
 Reg. of Deeds.

THIS INDENTURE
 hundred and thirty-

of Lawrence
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WITNESSETH, That
 Sixteen Hundred
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 Township

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STATE OF KANSAS
 COUNTY OF DOUGLAS }

(SEAL)

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.