

Receiving No. 4102

MORTGAGE RECORD 80

Reg. No. 1020

Fee Paid, \$2.25

FROM

TO

STATE OF KANSAS, DOUGLAS COUNTY, ss.

This instrument was filed for record on the 31 day of March A. D. 1937, at 1:10 o'clock P. M.

Harold A. Beck
Register of Deeds.

By Deputy.

THIS INDENTURE, Made this 31st day of March, in the year of our Lord, one thousand nine hundred and thirty-seven between Leo E. Ousdahl and Elvia F. Ousdahl, his wife

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

WITNESSETH, That the said parties of the first part, in consideration of the sum of Nine Hundred and no/100 DOLLARS, to them which is hereby acknowledged, have sold, and by this indenture do Grant, Bargain, Sell and Mortgage to the said party of the second part, the following described real estate situated and being in the County of Douglas and State of Kansas, to-wit:

Lot Eighty-two (82), the East Twenty (20) feet of Lot Eighty-four (84), the North twenty-five (25) feet of Lot One Hundred Fifty-two (152) and the North Ten (10) feet of Lot One Hundred Fifty-one (151) in Block Fifty-Four (54) in West 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 intend a good and indefeasible estate of inheritance therein, free and clear of all incumbrance.

and that they warrant and defend the same against all parties making lawful claim thereto.

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 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 party of the second part, the loan, if any, made payable to the party 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 party of the second part may pay any and all 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

Nine 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 31st day of March 1937

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 return 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 the 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 hereby, or interest thereon, or if the taxes on said real estate are not paid when the same become due and payable, or if the mortgage is not kept up, or 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 party 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, shall be paid by the party of the second part, 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 hereto.

IN WITNESS WHEREOF, The parties of the first part have hereunto set their hands and seal the day and year last above written.

Leo E. Ousdahl (SEAL)

Elvia F. Ousdahl (SEAL)

(SEAL)

(SEAL)

STATE OF Kansas
COUNTY OF Douglas

BE IT REMEMBERED, That on this 31st day of March A. D. 1937, before me, a notary public in the aforesaid County and State, came

Leo E. Ousdahl and Elvia F. Ousdahl, his wife

to me personally known to be the same person as 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 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 20 day of March 1943.

L. E. Eby
Secy.

(Cp. 2nd)

The Lawrence Building and Loan Assoc.
E. S. Weatherly Vice-Pres.

Mortgage

Owner

As Witness
was written
in the original
Mortgage
entered
this 31st day
of March
1937
Harold A. Beck
Reg. of Deeds