

MORTGAGE RECORD No. 81

Reg. No. 1425
Fee Paid \$8.00

From
Frances E. Walton and John C. Walton
To
THE SECURITY BENEFIT ASSOCIATION
Topeka, Kansas

State of Kansas }
County of Douglas } ss.
This instrument was filed for record in the office of
REGISTER OF DEEDS
of said County, on the 16 day of April
19 38 at 11:55 o'clock A.M.
Harold A. Banks
Register of Deeds.

THIS INDENTURE, Made this 15th day of April A. D. 19 38 by
and between Frances E. Walton and John C. Walton, her husband

of the County of Douglas and State of Kansas, part 1st. of the first part and **THE SECURITY BENEFIT ASSOCIATION**, a corporation under the laws of Kansas, located at Topeka, Shawnee County, Kansas, party of the second part:
WITNESSETH, That the said part 1st. of the first part, in consideration of the sum of Three Thousand Two Hundred Fifty and no/100 ----- DOLLARS, to them in hand paid, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell and convey unto the said party of the second part, its successors and assigns, all of the following described real estate, situate in the County of Douglas and State of Kansas, to-wit:

A tract of land in the Northeast Quarter (NE $\frac{1}{4}$) of Section Thirty-six (36), Township Twelve, (12), Range Nineteen (19) known as part of "Reserve" in Lanes First Addition to the City of Lawrence, being more particularly described as follows: Beginning at the Northwest corner of Lot One (1) in Block Nine (9), Lanes First Addition; thence East One Hundred Twenty-five (125) feet; thence North One Hundred Twenty (120) feet to the South line of Henry (now 8th) Street; thence West One Hundred Twenty-five (125) feet to the East line of Illinois Street; thence South One Hundred Twenty (120) feet to the point of beginning, in the City of Lawrence.

TO HAVE AND TO HOLD the same, with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining, and all rights of homestead exemption and every contingent right or estate therein, unto the said party of the second part, its successors and assigns, forever. And the said part 1st. of the first part do hereby covenant and agree that at the delivery hereof, they are the lawful owner(s) of the premises above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances, and that they will warrant and defend the same in the quiet and peaceable possession of the said party of the second part, its successors and assigns, forever, against the lawful claims of all persons whomsoever.

PROVIDED, Always, and these presents are upon the following covenants and conditions, to-wit:

FIRST. That said part 1st. of the first part are justly indebted to the said second party in the sum of Three Thousand Two Hundred Fifty and no/100 ----- Dollars, according to the terms of a certain mortgage note or bond of even date herewith, executed by said part 1st. of the first part, in consideration of the actual loan of the sum aforesaid, to the said second party, with interest thereon from April 20, 1938 until maturity, at the rate of 5 per cent per annum, payable semi-annually on the first days of May and November.

In each year, according to the terms of said note, both principal and interest and all other indebtedness accruing hereunder, being payable in lawful money of the United States of America, at the office of **THE SECURITY BENEFIT ASSOCIATION**, in Topeka, Kansas, and all of said notes bearing ten per cent interest after due.

SECOND. That the said first party shall pay all taxes and assessments now due, or which may become due, on said premises before the same become delinquent; and in case not so paid, the holder of this mortgage may pay such taxes and assessments, and recover the amount so paid with interest thereon at the rate of ten per cent per annum, and this mortgage shall stand as security therefor.

THIRD. That the said first party shall keep the buildings on said premises insured in some responsible company or companies, approved by said second party, for the benefit of said second party, or assigns, in the sum of not less than \$5,250 Five Dollars.

\$3,250 Three Thousand Two Hundred Dollars and shall deliver the policies and renewal receipts to said second party, and should said first party neglect so to do, the legal holder hereof may effect such insurance, and recover of said first party the amount paid thereof with interest at ten per cent per annum, and this mortgage shall stand as security therefor.

FOURTH. That said first party shall keep all fences, buildings and other improvements on said premises in as good condition and repair as they now are, and shall not suffer waste nor permit the value of said premises to depreciate by neglect or want of care; and should said first party neglect so to do, said second party or assigns shall be entitled to immediate possession of said premises.

FIFTH. In case of default of payment of any sum herein covenanted to be paid for the period of ten days after the same becomes due, the said first party do agree to pay to the said second party, or its assigns, interest at the rate of ten per cent per annum, computed annually on said principal note from the date of default, to the time when said principal and interest shall be fully paid, and in case of default of any of the covenants herein contained, the rents and the profits of the said premises are pledged to the legal holder. Holders hereof as additional and collateral security for the payment of all moneys mentioned herein, and said legal holder shall be entitled to the possession of said property by a receiver or otherwise as it may elect. It is also agreed that the taking of possession shall in no manner prevent or retard the second party in the collection of said sums by foreclosure or otherwise.

SIXTH. If such payments be made as herein specified, this conveyance shall be void, and is to be released at the expense of said party of the second part; but if said principal or interest notes, or any part thereof, or any interest thereon, be not paid according to the terms of said notes, or if said taxes or assessments be not paid as provided herein, or if default be made in the agreement to insure, or in the covenant against incumbrances, or any other covenant herein contained, then this conveyance shall become absolute, and the whole of said principal and interest shall immediately become due and payable at the option of the party of the second part, or assigns, and this mortgage may thereupon be foreclosed immediately for the whole of said money, interest and costs, without further notice. In case of such foreclosure, said real estate shall be sold without appointment.

IN WITNESS WHEREOF, The said part 1st. of the first part have hereunto subscribed their names, and affixed their seals, on the day and year above mentioned.

(Seal) Frances E. Walton (Seal)
(Seal) John C. Walton (Seal)

STATE OF KANSAS,
County of Douglas } ss.

BE IT REMEMBERED, That on this 15th day of April A. D. 19 38, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Frances E. Walton and John C. Walton, her husband

(SEAL) 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 set my hand and affixed my official seal, the day and year last above written.

(Term expires Nov. 8, 1938) Frank E. Banks Notary Public.

SATISFACTION OF MORTGAGE

THE SECURITY BENEFIT ASSOCIATION, the mortgagee within named, does hereby acknowledge full payment of the debt secured by the foregoing mortgage, and authorize the Register of Deeds of Douglas County, Kansas, to discharge the same of record.

IN WITNESS WHEREOF, The said corporation has caused these presents to be signed by its National President, National Secretary and this 15th day of January A. D. 19 41.

its seal to be affixed, this 15th day of January A. D. 19 41. **THE SECURITY BENEFIT ASSOCIATION.**

(Signed) J. H. Abraham National President. By J. H. Abraham National Secretary.

This Release was written on the original Mortgage entered on the 15th day of January 1941.