

FROM \_\_\_\_\_  
TO \_\_\_\_\_  
STATE OF KANSAS, DOUGLAS COUNTY, ss.  
This instrument was filed for record on the 13 day of  
June A. D. 1939, at 2:50 o'clock P. M.  
By \_\_\_\_\_  
Register of Deeds.  
Deputy.

THIS INDENTURE, Made this 10th day of June, in the year of our Lord, one thousand nine hundred and Thirty-nine between W. E. Perkins, single

of \_\_\_\_\_  
In the County of Douglas and State of Kansas  
part Y. of the first part, and The Lawrence National Bank, Lawrence, Kansas  
part Y. of the second part.

WITNESSETH, That the said party \_\_\_\_\_ of the first part, in consideration of the sum of  
One Thousand & No/100 ----- DOLLARS, to him duly paid, the receipt of  
which is hereby acknowledged, has \_\_\_\_\_ and by this indenture do Grant, Bargain, Sell and Mortgage to the said party Y. of the second part,  
the following described real estate situated and being in the County of Douglas and State of Kansas, to-wit:

The West Fractional One-Half (1/2) of the Northwest Quarter (NW 1/4) of Section  
Thirty-one (31), also that part of the Northwest Quarter (NW 1/4) of the Southwest  
Quarter (SW 1/4) of said Section Thirty-one (31) described as follows: Beginning  
at the Northwest (NW) Corner of said Southwest Quarter (SW 1/4) of Section Thirty-  
one (31); thence running South on said Quarter Section line 29.58 rods; thence  
East 70.32 rods; thence North 29.58 rods to North line of Quarter Section; thence  
West on said North line 70.32 rods to place of beginning, 12.75 acres, more or less,  
all in Township Twelve (12), South of Range Twenty-one (21) East in Douglas County,  
Kansas

With the appurtenances and all the estate, title and interest of the said party Y. of the first part therein.

And the said party Y. of the first part do hereby covenant and agree that at the delivery hereof he is the lawful owner of the premises above granted,  
and seised 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 party 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 against said real estate when the same become due and payable, and that he 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 party Y. of the second part, the loss, if any, made payable to the party Y. of the second part to the  
extent of 100% interest. And in the event that said party 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 party 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  
One Thousand and No/100 ----- DOLLARS

according to the terms of \_\_\_\_\_ certain written obligation for the payment of said sum of money, executed on the 10th day of June 1939,  
and by \_\_\_\_\_ terms made payable to the party 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 party 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 party Y. of the first part shall fail to pay the same as provided in this indenture

And this covenant 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 covenant  
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 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 thereon; 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 pay 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 party Y.  
making such sale, or demanded, to the first party Y.

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 party Y. of the first part has hereunto set his hand and seal the day and year last above  
written.

W. E. Perkins (SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF KANSAS } ss.  
County of DOUGLAS

BE IT REMEMBERED, That on this 10th day of June, A. D. 1939, before me, a  
Notary Public in the aforesaid County and State, came  
W. E. Perkins, single

to me personally known to be the same person who executed the foregoing instrument and duly acknowledged the  
execution of the same.

(SEAL) 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 25 day of April 1943.

W. A. Schaal  
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 9th day of August 1940.

Lawrence National Bank, Lawrence, Kansas  
By Geo. D. Walter, Vice-Pres. Mortgagee. Owner.

(Corp. Seal)

This Release  
was written  
on the original  
Mortgage  
entered  
this 10th day  
of August  
1939.

Harold A. Beck  
Reg. of Deeds