

MORTGAGE RECORD 84

Reg. No. 2100
Fee Paid, \$6.25

99

FROM
Leah F. Koopman and Wm. F. Koopman, her
TO husband
The Lawrence Building and Loan Association
By _____ Deputy.
STATE OF KANSAS, DOUGLAS COUNTY, ss.
This instrument was filed for record on the 26 day of
October A. D. 1939, at 4:20 o'clock P. M.
Narold A. Baker
Register of Deeds
THIS INDENTURE, Made this 21st day of October, in the year of our Lord, one thousand nine
hundred and thirty-nine between
Leah F. Koopman and William F. Koopman, her husband
of Lawrence in the County of Douglas and State of Kansas
parties of the first part, and The Lawrence Building and Loan Association
party of the second part.

WITNESSETH, That the said parties of the first part, in consideration of the sum of
Twenty-five Hundred and no/100 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 party of the second part,
the following described real estate situated and being in the County of Douglas and State of Kansas, to-wit:

The South Fifty (50) feet of Lot Five (5) in Block Nine (9) in Grand Addition,
an addition to 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 S. 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 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 become due and payable, and that they 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 of the second part, the loss, if any, made payable to the party of the second part to the
extent of the interest. And in the event that said party 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 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
Twenty-five Hundred and no/100 DOLLARS.

according to the terms of _____ certain written obligation for the payment of said sum of money, executed on the 21st day of October, 1939,
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 party 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 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 satisfy 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
making such sale, on demand, to the first party.

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 on the day and year last above
written.

Leah F. Koopman (SEAL)

William F. Koopman (SEAL)

(SEAL)

(SEAL)

STATE OF Kansas
County of Anderson ss.

BE IT REMEMBERED, That on this 21st day of October A. D. 1939, before me, a
Notary Public in the aforesaid County and State, came
Leah F. Koopman and William F. Koopman, her husband

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 11th day of February 1943.

Rice Lardner 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 26th day of May, 1943

B. L. E. Ely
Secretary

(Corp Seal)

The Lawrence Building and Loan Association
N. C. Brinkman Vice-President

This Release
was written
on the original
Mortgage
entered
this 26th day
of May
1943
Narold A. Baker
Reg. of Deeds