

# MORTGAGE RECORD 84

Reg. No. 2163  
Fee Paid, \$ 2.75

115

FROM  
Ural B. Elliott and Arla Elliott, husband and wife  
TO  
Peoples State Bank Lawrence, Kansas

STATE OF KANSAS, DOUGLAS COUNTY, ss.  
This instrument was filed for record on the 12 day of January A. D. 1940, at 10:45 o'clock A. M.  
By \_\_\_\_\_ Register of Deeds.  
\_\_\_\_\_ Deputy.

THIS INDENTURE, Made this ninth day of January, in the year of our Lord, one thousand nine hundred and forty between Ural B. Elliott and Arla Elliott, husband and wife

of Lawrence in the County of Douglas and State of Kansas  
parties of the first part, and Peoples State Bank, Lawrence, Kansas party of the second part.

WITNESSETH, That the said parties of the first part, in consideration of the sum of Fifteen hundred 00/100 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:

Lot Numbered Sixteen (16) in Lindley 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 of the premises above granted, and seised of a good and indefeasible estate of inheritance therein, free and clear of all incumbrance whatsoever

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

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 its 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 6% from the date of payment until fully repaid.

THIS GRANT is intended as a mortgage to secure the payment of the sum of fifteen hundred 00/100 DOLLARS.

according to the terms of one certain written obligation for the payment of said sum of money, executed on the ninth day of January 1940 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 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 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 receive rents and benefits accruing therefrom; and to sell the premises hereby granted, or any part thereof, in the manner provided by law and to have a receiver appointed to collect the to retain the amount then unpaid of principal and interest, together with the costs and charges incident thereto, and the overplus, if any there be, shall be paid by the party of the first part.

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

Ural B. Elliott (SEAL)  
Arla Elliott (SEAL)

STATE OF Kansas } ss.  
County of Douglas }

BE IT REMEMBERED, That on this 11th day of January A. D. 1940, before me, a Notary Public in the aforesaid County and State, came Ural B. Elliott and Arla Elliott, husband and wife

to me personally known to be the same persons 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 22nd day of March 1942.

T. J. Sweeney Jr. 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 1st day of January, 1943.

The First National Bank of Lawrence, Lawrence, Kansas  
Owner: Kelvin Plummer, Cashier

(Corp. Seal)

This release was written on the original mortgage entered this 4 day of January 1943. Filed to Book Reg. of Deeds

In assigned as Book 15, Page 591