

FROM  
Medora A. Ransom, a single woman  
TO  
Peoples State Bank, Lawrence, Kansas.  
STATE OF KANSAS, DOUGLAS COUNTY, ss.  
This instrument was filed for record on the 8 day of  
April A. D. 1940, at 11:15 o'clock A. M.  
Narvel A. Best  
Register of Deeds.  
By Deputy.

THIS INDENTURE, Made this 8th day of April, in the year of our Lord, one thousand nine hundred and forty between Medora A. Ransom, a single woman

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

WITNESSETH, That the said party of the first part, in consideration of the sum of Two hundred seventy five 00/100 DOLLARS, to her duly paid, the receipt of which is hereby acknowledged, have sold, and by this indenture do sell, 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 Number One hundred and nine (109) and  
the north half (1/2) of Lot Number One hundred and eleven (111)  
both on Delaware Street in the City of Lawrence, also  
Lot Number One hundred and nine (109) and the  
north half (1/2) of Lot Number One hundred and eleven (111) on  
Delaware Street in Earl's Addition to the City of Lawrence

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

And the said party of the first part do hereby covenant and agree that at the delivery hereof, she 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 incumbrances, except one certain mortgage to Peoples State Bank, Lawrence, Kansas, recorded in Book 80 of Mortgages, on page 602, records of Douglas County, Kansas 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 party 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 she 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 sum, 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 10% from the date of payment until fully repaid.

THIS GRANT is intended as a mortgage to secure the payment of the sum of Two hundred seventy five 00/100 DOLLARS, according to the terms of certain written obligation, for the payment of said sum of money, executed on the 8th day of April, 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 sum 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 take possession of the said premises and all the improvements thereon in the manner provided by law and out of all moneys arising from such sale the rents and benefits accruing therefrom; and to sell the premises hereby granted, and 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 overplus, 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 herein.

IN WITNESS WHEREOF, The party of the first part has hereunto set her hand and seal the day and year last above written.

Medora A. Ransom (SEAL)  
(SEAL)  
(SEAL)  
(SEAL)

STATE OF Kansas } ss.  
County of Douglas }

BE IT REMEMBERED, That on this 8th day of April, A. D. 1940, before me, a Notary Public in the aforesaid County and State, came Medora A. Ransom, a single woman

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 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 28 day of March, 1944.

Peoples State Bank, Lawrence, Kansas  
(Corp. Seal) Geo. Dunkley Cashin, Mortgaged. Owner.

This Release was written on the original Mortgage and entered this 28 day of March, 1944.  
Narvel A. Best  
Reg. of Deeds