

MORTGAGE RECORD 84

Reg. No. 2401
Fee Paid, \$2.75

193

FROM
TO
August 23rd, 1940, at 3:20 o'clock P. M.
By Norval A. Deek
Deputy.
Register of Deeds.
THIS INDENTURE, Made this 23rd day of August, 1940, in the year of our Lord, one thousand nine hundred and forty, between
George Chapman and Iona M. Chapman, his wife,
of Lawrence in the County of Douglas and State of Kansas
part 1st of the first part, and Alice M. Steed
part 1st of the second part.

WITNESSETH, That the said parties of the first part, in consideration of the sum of
Fifteen Hundred (\$1500.00) 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 No. 121 and the North 10 feet of Lot 123 on Tennessee Street,
in the city of Lawrence, Douglas County, Kansas, otherwise known
as 1003 Tennessee Street.

It is agreed and understood by all parties to this indenture, that the said parties of the first part shall, after six months from this date, pay to party of the second part Twenty-Five (\$25.00) Dollars per month on this mortgage. Thereby reducing principal Three Hundred (\$300.00) Dollars per year.

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

And the said party of the first part do hereby covenant and agree that at the delivery hereof they are the lawful owners of the premises above granted, and settled of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances

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 their 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
Fifteen Hundred (\$1500.00) and -- no/100 -- DOLLARS,
according to the terms of ONE certain written obligation for the payment of said sum of money, executed on the 23rd day of August, 1940
and by these 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 provided, 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 retain 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 part.

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 obligatorily 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 seals on the day and year last above written.

George Chapman (SEAL)
Iona M. Chapman (SEAL)
(SEAL)
(SEAL)

STATE OF Kansas
County of Douglas

BE IT REMEMBERED, That on this 23 day of August, A. D. 1940, before me, a Notary Public in the aforesaid County and State, came
George Chapman and Iona Chapman

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 23 day of August, 1941

Norval A. Deek
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 if record. Dated this 10th day of August, 1943
Alice M. Steed
Mortgagee. Owner.

This Release was written on the original mortgage entered this 10th day of August, 1943
Norval A. Deek
Reg. of Deeds.