

## MORTGAGE RECORD 84

FROM  
 William R. Adams  
 TO  
 The First National Bank of Lawrence, Kansas  
 By \_\_\_\_\_ Deputy.  
 STATE OF KANSAS, DOUGLAS COUNTY, ss.  
 This instrument was filed for record on the 20 day of  
 November A. D. 1940, at 9:40 o'clock A. M.  
 Harold A. Beck  
 Registrar of Deeds.  
 THIS INDENTURE, Made this nineteenth day of November, in the year of our Lord, one thousand nine hundred and forty between  
 William R. Adams, and Viola Adams, his wife,  
 of Topeka in the County of Shawnee and State of Kansas  
 part y of the first part, and The First National Bank of Lawrence part y of the second part.

WITNESSETH, That the said part y of the first part, in consideration of the sum of  
 Three thousand and no/100 (\$3,000.00) ----- DOLLARS, to him duly paid, the receipt of  
 which is hereby acknowledged, he s and by this Indenture do ss 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 seventy and sixty-six hundredths (70.56) acres of the East one-half (E½) of the Southeast one-quarter (SE¼) of Section Number eleven (11). The South thirty and sixty-six hundredths (30.66) acres of Lot number six (6) in Section number eleven (11) and all Lot number five (5) in Section number eleven (11). Also all of the Southeast one-quarter (SE¼) of the Southwest one-quarter (SW¼) of Section number eleven (11) lying North and East of the Kansas River, all in Township number twelve (12) South of Range number nineteen (19) East of the Sixth Principal Meridian Kansas, and containing One hundred forty-five (145) acres more or less, as per recorded plat on file at the Recorders, Douglas County, Kansas. Less fifty-one (51) rods (about 51 acres) off the North side thereof and less about eight (8) acres for dyke on the South and West thereof containing eighty-six (86) acres more or less.

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

And the said part y of the first part do ss hereby covenant and agree that at the delivery hereof he is the lawful owner of the premises above granted, and seized 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 therein.

It is agreed between the parties hereto that the part 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 part y of the second part, the loss, if any, made payable to the part y of the second part to the extent of its interest. And in the event that said part 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 part 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  
 Three thousand and no/100 ----- DOLLARS.

according to the terms of one certain written obligation for the payment of said sum of money, executed on the nineteenth day of November 1940 and by its terms made payable to the part 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 part 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 part y 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 part 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 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 part y making such sale, on demand, to the first part 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 herein.

IN WITNESS WHEREOF, The part y of the first part in s herunto set his hand and seal the day and year last above written.

William R. Adams (SEAL)

Viola Adams (SEAL)

(SEAL)

(SEAL)

STATE OF KANSAS } ss.  
 County of DOUGLAS }

BE IT REMEMBERED, That on this 19th day of November A. D. 1940, before me, a

Notary Public in the aforesaid County and State, came

William R. Adams, and Viola Adams, his wife

to me personally known to be the same person s 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.

My commission expires on the 27th day of January 1943

(SEAL)

F. C. Whipple

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 Registrar of Deeds to enter the discharge of this mortgage of record. Dated this 14th day of January, 1944.

(Corp. Seal)

The First National Bank of Lawrence, Kansas  
 By F. C. Whipple, Vice Pres.  
 Owner.

This release was written on the original mortgage this 14th day of Jan 1944  
 Harold A. Beck  
 Reg. of Deeds