

## MORTGAGE RECORD 84

FROM

Dorothy D. Patton and Earle W. Patton, her husband  
TO

Charline Fitzpatrick

STATE OF KANSAS, DOUGLAS COUNTY, ss.

This instrument was filed for record on the 7 day of  
January A. D. 1941, at 1:25 o'clock P. M.By *Harold A. Beck* Register of Deeds.  
Deputy.

THIS INDENTURE, Made this sixth day of January, in the year of our Lord, one thousand nine hundred and forty one, between

Dorothy D. Patton and Earle W. Patton, her husband

of Lawrence in the County of Douglas and State of Kansas parties of the first part, and

Charline Fitzpatrick

WITNESSETH, That the said parties of the first part, in consideration of the sum of part Y of the second part.

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 No. Thirteen (13) and the West half of Lot No. Fourteen (14) in  
Strong's Addition, an Addition adjacent to the City of Lawrencewith 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 of a good and indefeasible estate of inheritance therein, free and clear of all incumbrancesand 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 100 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 part Y of the second part, the loss, if any, made payable to the part Y of the second part in extent of her 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 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 6th day of January 1941, 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 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 part 100 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 if the taxes on said real estate are not kept in as good repair as they are now, or if it 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 to have a receiver appointed to collect the making such sale, as demanded, to the first parties.  
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 hand and seals the day and year last above written.

Dorothy D. Patton (SEAL)

Earle W. Patton (SEAL)

(SEAL)

(SEAL)

STATE OF Kansas  
County of Douglas ss.

BE IT REMEMBERED, That on this 7th day of January A. D. 1941, before me, a Notary Public in the aforesaid County and State, came

Dorothy D. Patton and Earle W. Patton, her husband

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

T. J. Sweeney Jr.

Notary Public.

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 13 day of January 1942.

Charline Fitzpatrick  
Mortgagee. Owner.This mortgage  
was written  
on the original  
Mortgage  
entered  
this 13 day  
of January  
1942  
at Lawrence, Mo.  
Harold A. Beck  
Reg. of Deeds