

## MORTGAGE RECORD 84

Reg. No. 2610

Fee Paid, \$3.75

FROM

STATE OF KANSAS, DOUGLAS COUNTY, ss.

This instrument was filed for record on the 26 day of

March A. D. 1941, at 10:30 o'clock A. M.

*Harold A. Beck*

Register of Deeds.

By

Deputy.

THIS INDENTURE Made this 25th day of March, in the year of our Lord, one thousand and forty-one between  
Howard E. Creel and Prudence Creel, his wife

of Lawrence in the County of Douglas and State of Kansas parties of the first part, and  
The Lawrence Building and Loan Association part Y of the second part.

WITNESSETH, That the said parties of the first part, in consideration of the sum of Fifteen Hundred and no/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:

Beginning at a point 75 feet East of the East Line of Barker Avenue in the City of Lawrence and 860 feet South of the North line of the Northeast Quarter (1/4), Section Six (6), Township Thirteen (13), Range Twenty (20); thence South One Hundred Four (104) feet more or less to the North line of the roadway described in Book 109, Page 373 of the records of Douglas County, Kansas; thence East on said North line of said roadway 50 feet; thence North 104 feet more or less to a point 50 feet East of the place of beginning; thence West 50 feet to place of beginning.

with the appurtenances and all the estate, title and interest of the said part 1st 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 owners of the premises above granted, and seised 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 1st 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 sums and by such insurance company as shall be specified and directed by the part Y of the second part, the law, 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 1st 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 and no/100 DOLLARS.

according to the terms of ONE certain written obligation for the payment of said sum of money, executed on the 25th day of March 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 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 1st 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 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 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 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 provided 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 thereon, and the surplus, if any there be, shall be paid by the part Y of the second part, 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 obligatory upon the heirs, executors, administrators, personal representatives, assigns and successors of the respective parties hereto.

IN WITNESS WHEREOF, The part 1st of the first part has hereunto set their hand and seal the day and year last above written.

Howard E. Creel (SEAL)

Prudence Creel (SEAL)

(SEAL)

(SEAL)

STATE OF Kansas } ss.  
 County of Douglas }

BE IT REMEMBERED, That on this 25th day of March A. D. 1941, before me, a Notary Public in the aforesaid County and State, came

Howard E. Creel and Prudence Creel, his wife

to me personally known to be the same person as 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 6th day of September 1941.

Clio V. Hamilton  
 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 30th day of November 1942.

The Lawrence Building and Loan Association  
 Mortgagee.

N. C. Brinkman Vice-Pres.

L. E. Ely  
 Secretary (Corp. Seal)

This Release was written on the original Mortgage entered this 25th day of March 1941.  
*Harold A. Beck*  
 Reg. of Deeds.