

MORTGAGE RECORD 84

Receiving No. 11993

Reg. No. 2669  
Fee Paid, \$1.75

FROM  
TO  
STATE OF KANSAS, DOUGLAS COUNTY, ss.  
This instrument was filed for record on the 28 day of May A. D. 1941, at 4:10 o'clock P. M.  
By *Narvel A. Eby* Register of Deeds.  
Deputy.  
THIS INDENTURE, Made this 27th day of May, in the year of our Lord, one thousand nine hundred and forty-one between Earl Higgins, a single man

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

WITNESSETH, That the said party of the first part, in consideration of the sum of Seven Hundred and 00/100 - - - DOLLARS, to him duly paid, the receipt of which is hereby acknowledged, has 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 the Northeast corner of Central Subdivision of Addition Seven (7) in that part of the City of Lawrence, formerly known as North Lawrence, thence East 12 rods, thence South 14 rods, to the Right of Way of the Union Pacific Railway Company, thence West along the Right of Way to the East line of said Central Subdivision, thence North to the place of beginning.

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 he 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 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 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 becomes due and payable, and that the party of the second part, the lessor, 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 Seven Hundred and 00/100 - - - DOLLARS, according to its terms of one certain written obligation for the payment of said sum of money, executed on the 27th day of May 1941, 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 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 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 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 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 making such sale, or demand, to the first part.

It is agreed that 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 party of the first part has hereunto set his hand and seal the day and year last above written.  
Earl Higgins (SEAL)  
(SEAL)  
(SEAL)  
(SEAL)

STATE OF Kansas } ss.  
County of Douglas

BE IT REMEMBERED, That on this 27th day of May A. D. 1941, before me, a Notary Public in the aforesaid County and State, came Earl Higgins, a single man to me personally known to be the same person 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 21st day of April 1942.  
L. E. Eby 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 15th day of March 1948.  
Attest: R. E. Eby Secretary  
The Lawrence Building and Loan Association  
H. C. Brenkman Pres.  
Mortgagee  
Narvel A. Eby Reg. of Deeds

This release was written on the original mortgage. I entered this No. 11993 on 27th March 1948.