

MORTGAGE RECORD 84

305

Receiving No. 12592 <

Reg. No. 2751

Fee Paid, \$ 8.75

FROM

STATE OF KANSAS, DOUGLAS COUNTY, ss.

This instrument was filed for record on the 9 day of

Emil B. Dade, a single man
TO

September A. D. 1941, at 9:40 o'clock A. M.

The Lawrence National Bank Lawrence, Kansas

By Narvel A. Beck
Register of Deeds,
Deputy.

THIS INDENTURE, Made this 6th day of September, in the year of our Lord, one thousand nine hundred and Forty-One between

Emil B. Dade, a single man

of Lawrence in the County of Douglas and State of Kansas party of the first part, and THE LAWRENCE NATIONAL BANK Lawrence, Kansas party of the second part.

WITNESSETH, That the said party of the first part, in consideration of the sum of Thirty-five Hundred and no/100 DOLLARS, to him duly paid, the receipt of which is hereby acknowledged, has sold, and by this indenture do sell, 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 West five (5) acres of the North twenty (20) acres of the South one-half (1/2) of the Northwest quarter (NW 1/4), Section one (1), Township thirteen (13), Range nineteen (19) in Douglas County, Kansas, subject to an easement or right of way, eighteen (18) feet wide, along the North side of the above described tract of land, which easement or right of way was granted to E. E. Robinson in a Warranty Deed recorded in Book 128, page 562, April 23, 1932.

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 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 thereon.

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 become due and payable, and that the party of the second part shall 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 its interest. And to 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 Thirty-five Hundred and no/100 DOLLARS, according to the terms of DDB certain written obligation for the payment of said sum of money, executed on the 6th day of September 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 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 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 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 thereto, and the surplus, if any there be, shall be paid by the party of the second part, on demand, to the first party of the second 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 party of the first part has hereunto set his hand and seal the day and year last above written.

Emil B. Dade (SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF Kansas }
County of Douglas } ss.

BE IT REMEMBERED, That on this 6th day of September A. D. 1941, before me, a

Notary Public in the aforesaid County and State, came

Emil B. Dade, 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.

My commission expires on the 19th day of August 1943.

Geo. D. Walker 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 1st day of January, 1943

The Lawrence National Bank Lawrence, Kansas
Mortgagee
Owner

Geo. D. Walker, Vice President

(Corp. Seal)

THIS INSTRUMENT WAS FILED ON the original mortgage filed this 1st day of January 1943
Narvel A. Beck
Reg. of Deeds