

Receiving No. 12801

## MORTGAGE RECORD 84

Reg. No. 2827

Fee Paid, \$1.00

FROM

Mabel Wiggins and Otis Wiggins, husband and wife  
TO

The Lawrence National Bank Lawrence, Kansas

STATE OF KANSAS, DOUGLAS COUNTY, ss.

This instrument was filed for record on the 24 day of

October A. D. 1941, at 4:00 o'clock P. M.

By Harold A. Bush  
Register of Deeds.  
Deputy.

THIS INDENTURE, Made this 20th day of October, in the year of our Lord, one thousand nine hundred and Forty-one, between Mabel Wiggins and Otis Wiggins, husband and wife,

of Lawrence in the County of Douglas and State of Kansas  
parties of the first part, and The Lawrence National Bank  
Lawrence, Kansas party of the second part.WITNESSETH, That the said parties of the first part, in consideration of the sum of  
Three Hundred Sixty and no/100 DOLLARS, to them duly paid, the receipt of  
which is hereby acknowledged, have granted, 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:All of Lot one Hundred Four (104) in Block Forty (40) in that part of the City of  
Lawrence formerly known as West Lawrence

with 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 seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances

and that they will warrant and defend the same against all parties making lawful claim thereto.

It is agreed between the parties hereto that the parties 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 party of the second part, the loss, if any, made payable to the party of the second part to the  
extent of the interest. And in the event that said parties 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  
Three Hundred and Sixty and no/100 DOLLARS,  
according to the terms of the certain written obligation for the payment of said sum of money, executed on the 20th day of October 1941,  
and by the 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 co-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 partto 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 party of the first part

making such sale, on demand, to the party of the second part.

It is agreed by the parties hereto that the terms and conditions 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 hands and seals the day and year last above written.

Otis Wiggins (SEAL)

Mabel Wiggins (SEAL)

(SEAL)

(SEAL)

STATE OF Kansas } ss.  
County of Douglas }

BE IT REMEMBERED, That on this 21st day of October A. D. 1941, before me, a

Notary Public in the aforesaid County and State, came

Mabel Wiggins and Otis Wiggins, her husband

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. Walter

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 19 day of Sept 1942.

(Comp. Seal)

Lawrence National Bank  
Lawrence, Kansas  
G. O. W. Robins Cashier

Mortgagee. Owner.

This Release  
was written  
on the original  
Mortgage  
entered  
this 21st day  
of October  
1941  
Harold A. Bush  
Reg. of Deeds  
Lawrence, Kansas