

MORTGAGE RECORD 84

FROM
Frances Riley, formerly Frances Christenson, and
TO John E. Riley, her husband
The Lawrence Building and Loan Association
By _____ Deputy.
STATE OF KANSAS, DOUGLAS COUNTY, ss.
This instrument was filed for record on the 5 day of
January A. D. 1942, at 2:20 o'clock A. M.
Harold A. Beck
Register of Deeds.
Deputy.
THIS INDENTURE, Made this 3rd day of January, in the year of our Lord, one thousand nine
hundred and forty-two, between
Frances Riley, formerly Frances Christenson, and John E. Riley, her husband
of Lawrence in the County of Douglas and State of Kansas
parties of the first part, and The Lawrence Building and Loan Association
party of the second part.

WITNESSETH, That the said parties of the first part, in consideration of the sum of
Nine hundred fifty 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:

Lots No. Sixty-six (66) and Sixty-eight (68) on Rhode Island Street.
in the City of Lawrence

with the appurtenances and all the estate, title and interest of the said parties of the first part therein.

And the said party 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 seized of a good and inalienable 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 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 less, 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
Nine hundred fifty and no/100 - - - - - DOLLARS
according to the terms of the certain written obligation for the payment of said sum of money, executed on the 3rd day of January, 1942
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
to retain the amount then unpaid of principal and interest, together with the costs and charges incident thereto, and the overplus, if any there be, shall be paid by the party
making such sale, on demand, to the first party of the first part.

IN WITNESS WHEREOF, The parties of the first part have hereunto set their hand and seal on the day and year last above written.

Frances Riley (SEAL)
John E. Riley (SEAL)
(SEAL)
(SEAL)

STATE OF Kansas } ss.
County of Douglas }

BE IT REMEMBERED, That on this 3rd day of January, A. D. 1942, before me, a
Notary Public in the aforesaid County and State, came Frances Riley, formerly
Frances Christenson, and John E. Riley, her husband

to me personally known to be the same person 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 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 14th day of October, 1944.

By L. E. Eby Secretary (Cap. Seal)

The Lawrence Building and Loan Association
Mortgagee.
H. C. Brinkman Vice Pres.

This release
was written
on the original
mortgage.
collected
this 12 day
of Oct
1944
Harold A. Beck
Reg. of Deeds