

## MORTGAGE RECORD 84

Reg. No. 3084  
Fee Paid, \$ 2.25

FROM  
Charles W. Kassinger and Velma Kassinger his wife  
TO  
Jesse Sutton

STATE OF KANSAS, DOUGLAS COUNTY, ss.  
This instrument was filed for record on the 6th day of August A. D. 1942, at 4:00 o'clock P. M.  
By *Harold A. Jackson* Register of Deeds.  
Deputy.

THIS INDENTURE, Made this 4th day of August, 1942, in the year of our Lord, one thousand nine hundred and forty-two, between Charles W. Kassinger and Velma Kassinger, his wife,  
of Lawrence in the County of Douglas and State of Kansas  
parties of the first part, and Jesse Sutton  
part y of the second part.

WITNESSETH, That the said parties of the first part, in consideration of the sum of Nine Hundred Thirteen and 76/100 (\$913.76) 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 part y of the second part, the following described real estate situated and being in the County of Douglas and State of Kansas, to-wit:

The North Fifty (50) feet of the East 181.2 feet (less the east 50 feet thereof, said east 50 feet being deeded to Douglas County for a street) of Lot Number Five (5) All in Block No. Four (4) in South Lawrence and addition to the City of Lawrence, Kansas

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

It is agreed between the parties hereto that the part ies 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 part y of the second part, the loss, if any, made payable to the part y of the second part to the extent of his interest. And in the event that said part y 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 Nine Hundred Thirteen and 76/100 (\$913.76) DOLLARS, according to the terms of ONE certain written obligation for the payment of said sum of money, executed on the 4th day of August 1942, 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 y 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 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 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 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 prescribed by law and out of all moneys arising from such sale extend and insure to, and be diligent upon the bid, auction, administration, personal representatives, assigns and successors of the respective parties hereto.

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

Charles W. Kassinger (SEAL)

Velma Kassinger (SEAL)

(SEAL)

(SEAL)

STATE OF Kansas } ss.  
County of Douglas }

BE IT REMEMBERED, That on the 3d day of August A. D. 1942, before me, a Notary Public in the aforesaid County and State, came

Charles W. Kassinger and Velma Kassinger, his wife,

to me personally known to be the same persons 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 28th day of Oct 1944.

Forrest A. Jackson 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 5th day of March 1942.

*Jesse Sutton*

Mortgagee. Owner.

This release was written on the original mortgage.

Witnessed this 5th day of March 1942

*Harold A. Jackson*  
Reg. of Deeds  
*John A. Brown*