

MORTGAGE RECORD 84

Reg. No. 3317
Fee Paid, \$5.00

FROM
Clara B. Jones, a widow
TO
The Lawrence National Bank, Lawrence, Kansas

STATE OF KANSAS, DOUGLAS COUNTY, ss.
This instrument was filed for record on the 2 day of February A. D. 19 43, at 9:00'clock A. M.
By *Harold A. Beck* Register of Deeds.
Deputy.

THIS INDENTURE, Made this 30th day of January, in the year of our Lord, one thousand nine hundred and forty-three between Clara B. Jones, a widow

of Lawrence in the County of Douglas and State of Kansas
part Y of the first part, and The Lawrence National Bank
Lawrence, Kansas part y of the second part.

WITNESSETH, That the said part y of the first part, in consideration of the sum of Two thousand and no/100 - - - - - DOLLARS, to her 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 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:

All that part of the North Fifteen (15) acres of the West Half (W $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Six (6) Township Thirteen (13), Range Twenty (20) lying East of the Right-of-way conveyed to the Leavenworth, Lawrence and Galveston Railroad Company, Described as follows:
Beginning at a point on the North line of the Southeast Quarter (SE $\frac{1}{4}$) of Section Six (6), Township (13), Range Twenty (20) 10 chains "most of the northeast corner thereof, running thence South parallel to the East line of said Quarter section 980 feet, thence running West Parallel to the North line of said Quarter Section 450 feet to the East line of the Right-of-way of the said Leavenworth, Lawrence and Galveston Railroad Company, thence in a Northeast direction along the East line of said Right of Way to the North line of said Quarter Section thence East along the North line of said quarter section 325 feet to the point of beginning, subject to the public highways.

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

And the said part y of the first part do hereby covenant and agree that at the delivery hereof she 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 thereto.

It is agreed between the parties hereto that the part y 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 she 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 law, if any, made payable to the part y of the second part to the extent of its 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

Two thousand and no/100 - - - - - DOLLARS, according to the terms of this indenture, for the payment of said sum of money, excepted on the 30th day of January 19 43.

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 provided by law and out of all moneys arising from such sale making such sale, on demand, to the part y 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 part y of the first part has hereunto set her hand and seal the day and year last above written.

Clara B. Jones (SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF Kansas } ss.
County of Douglas }

BE IT REMEMBERED, That on this 30th day of January A. D. 19 43, before me, a Notary Public in the aforesaid County and State, came Clara B. Jones, a widow

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 19 43.

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 27 day of Jan, 19 46

(copy seal) Lawrence National Bank Mortgagee. Owner.
Helen W. Tschene, Cashier

This release was written on the original mortgage entered this 18 day of Jan 1946

Harold A. Beck
Reg. of Deeds
Marjorie H. Homan
Deputy