

MORTGAGE RECORD 84

495

Receiving No. 17641

Reg. No. 3444
Fee Paid, \$5.50

FROM
Gerald O. Dryden and Julia F. Dryden
TO
Lawrence Building and Loan Ass'n
By
Nathaniel A. Bishop
Register of Deeds.
Deputy.

THIS INDENTURE, Made this 13th day of May, in the year of our Lord, one thousand nine hundred and Forty-three between

Gerald O. Dryden and Julia F. Dryden, husband and wife
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 Twenty-two 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:

Lot 12 in Block 14 in University Place, an addition to the City of Lawrence, in Douglas County, Kansas

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 owners 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 thereon.

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 its 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 repayment of the sum of Twenty-two Hundred, Fifty and no/100 DOLLARS,

according to the terms of certain written obligation for the payment of said sum of money, executed on the 13th day of May 1943 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 making such sale, on demand, to the first party of the first 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 herein.

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

Gerald O. Dryden (SEAL)

Julia F. Dryden (SEAL)

(SEAL)

(SEAL)

STATE OF Kansas ss.
County of Douglas

BE IT REMEMBERED, That on this 13th day of May, A. D. 1943, before me, a Notary Public in the aforesaid County and State, came

Gerald O. Dryden and Julia F. Dryden, husband and wife

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 1946.

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 13th day of December, 1943.

The Lawrence Building and Loan Association
Mortgagee
Owner
J. L. E. Eby
J. H. C. Brinkman
Notary

This Release was written on the original Mortgage entered this 13th day of Dec. 1943.
Nathaniel A. Bishop
Reg. of Deeds