

## MORTGAGE RECORD 91

Reg. No. 4039  
Fee Paid, \$11.25

Receiving No. 22480

FROM

Major C. Hagar and Ida Mae Hagar

TO

The Lawrence Building &amp; Loan Assn.

STATE OF KANSAS, DOUGLAS COUNTY, ss.

This instrument was filed for record on the 12 day of  
January A. D. 1945, at 3:05 o'clock P. M.Harold A. Beck  
Register of Deeds.

By Deputy.

THIS INDENTURE, Made this 12th day of January, in the year of our Lord, one thousand nine  
hundred and forty-five between  
Major C. Hagar and Ida Mae Hagar, husband and wifeof Lawrence in the County of Douglas and State of Kansas  
parties of the first part, and The Lawrence Building and Loan Association  
part Y of the second part.WITNESSETH, That the said parties of the first part, in consideration of the sum of  
Forty-five Hundred 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 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:

Lot No. Twenty Three (23)

in Block No. Eleven (11)

in Lane Place,

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 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 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 part Y of the second part, the loss, if any, made payable to the part Y 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 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  
Forty-five Hundred and no/100 DOLLARS,  
according to the terms of certain written obligation for the payment of said sum of money, executed on the 12th day of January 1945  
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 either, and the amount so paid shall become a part of the indebtedness, secured by  
said part Y of the second 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 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  
making such sale, one demand, to the first part of this indenture.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 parties of the first part have hereunto set their hand and seals the day and year last above  
written.

Major C. Hagar (SEAL)

Ida Mae Hagar (SEAL)

(SEAL)

(SEAL)

STATE OF Kansas } ss.  
County of Douglas }BE IT REMEMBERED, That on this 12th day of January A.D. 1945, before me, a  
Notary Public in the aforesaid County and State, came

Major C. Hagar and Ida Mae Hagar, husband and wife

(SEAL)

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 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 30th day of October, 1946.L. E. Eby  
Secretary  
(Cap Seal)The Lawrence Building and Loan Association  
by H. C. Bunkman PresidentThis release  
was written  
on the original  
mortgage  
entered  
this 6th day  
of June 1947