

Receiving No. 22635

MORTGAGE RECORD 91

Reg. No. 4106

Fee Paid, \$3.50

FROM

STATE OF KANSAS, DOUGLAS COUNTY, ss.

This instrument was filed for record on the 13 day of

March A. D. 1945, at 9:50 o'clock A. M.

By Harold A. Beck Register of Deeds.

Deputy.

TO

THIS INDENTURE, Made this 6th day of March, in the year of our Lord, one thousand nine hundred and forty-five between Bruce E. Hoad

of in the County of Douglas and State of Kansas

part Y of the first part, and Earl M. Kraider part Y of the second part.

WITNESSETH, That the said part Y of the first part, in consideration of the sum of Fourteen Hundred and no/100 DOLLARS, to him duly paid, the receipt of which is hereby acknowledged, has sold, and by this indenture does 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:

Beginning 40 feet East of and 63 rods North of the Southwest corner of the Southeast Quarter of Section 34, Township 11 South of Range 18; thence East 26 rods; thence North 37 rods; thence West 26 rods; thence South 37 rods to the beginning; also

Lots 4 to 31, both inclusive, and the North Half of Lots 3 and 32 in Block 16 and Lots 4 to 31, both inclusive, in Block 17, in the city of Leocompton, also the East 3 acres of the North 9 acres of the South 22.5 acres of the West 36.5 acres of the Southeast Quarter of Section 34, Township 11, Range 18; also

All of Block 15, in the city of Leocompton;

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, he 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 assessments that may be levied or assessed against said real estate when the same become due and payable, and that he 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 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 Fourteen Hundred and no/100 DOLLARS.

according to the terms of one certain written obligation for the payment of said sum of money, executed on the 6th day of March 19 45, 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 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 repayment 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 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 part Y making such sale, on demand, to the first part Y.

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 his hand and seal the day and year last above written.

Bruce E. Hoad (SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF Kansas } ss.
County of Douglas

BE IT REMEMBERED, That on this 6th day of March A.D. 1945, before me, a Notary Public in the aforesaid County and State, came Bruce E. Hoad, unmarried

(SEAL)

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 15th day of January, 19 46.

Mary C. Morgan 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 25 day of Oct 25 1950, 19

Earl M. Kraider

Mortgagee. Owner.

This release was written on the original mortgage and entered this 25th day of October 1950.

Harold A. Beck
Reg. of Deeds
Deputy