

MORTGAGE RECORD 91

Reg. No. 4168

Fee Paid, \$2.50

FROM

Thos. L. Ricketts

TO

Kaw Valley State Bank

STATE OF KANSAS, DOUGLAS COUNTY, ss.

This instrument was filed for record on the 26 day of

April

A. D. 1945, at 2:05 o'clock P. M.

Harold A. Beck

Register of Deeds.

Deputy.

THIS INDENTURE, Made this 23rd day of April, 1945, in the year of our Lord, one thousand nine hundred and Forty-five between

Thos. L. Ricketts, and Maude M. Ricketts, his wife

of Eudora in the County of Douglas and State of Kansas
part 100 of the first part, and Kaw Valley State Bank, Eudora, Kansas, part 100 of the second part.

WITNESSETH, That the said part 100 of the first part, in consideration of the sum of One thousand 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 100 of the second part, the following described real estate situated and being in the County of Douglas and State of Kansas, to-wit:

Lot Sixteen (16), in Block One hundred thirty five, (135) in the City of Eudora, Kansas

with the appurtenances and all the estate, title and interest of the said part 100 of the first part therein.

And the said part 100 of the first part do hereby covenant and agree that at the delivery hereof they were the lawful owner 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 part 100 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 becomes due and payable, and that they 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 100 of the second part, the loss, if any, made payable to the part 100 of the second part to the extent of their interest. And in the event that said part 100 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 100 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

One thousand and no/100

DOLLARS,

according to the terms of one certain written obligation for the payment of said sum of money, executed on the 23rd day of April, 1945, and by said terms made payable to the part 100 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 100 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 100 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 100 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 surplus, if any there be, shall be paid by the part 100 making such sale, on demand, to the first part 100.

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 hands and seals the day and year last above written.

T. L. Ricketts

(SEAL)

Mrs. Maude M. Ricketts

(SEAL)

(SEAL)

(SEAL)

STATE OF KANSAS

County of DOUGLAS

ss.

BE IT REMEMBERED, That on this 23rd day of April, A.D. 1945, before me, a

Notary Public in the aforesaid County and State, came

Thos. L. Ricketts and Maude M. Ricketts

to me personally known to be the same person as 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 12th day of August, 1947.

W. C. Mercier

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 4 day of May, 1948

Kaw Valley State Bank, Eudora, Kansas
W. C. Mercier, Cashier

Mortgagee. Owner.

This release was written on the original mortgage entered this 1 day of May, 1948
Harold A. Beck
Reg. of Deeds