

MORTGAGE RECORD 91

Reg. No. 4392

Fee Paid, \$ 5.50

Receiving No. 24868

FROM R. Arnold Hays and Helen M. Hays TO The Lawrence Building and Loan Association

STATE OF KANSAS, DOUGLAS COUNTY, ss. This instrument was filed for record on the 8 day of October A. D. 1945, at 3:50 o'clock P. M. Harold A. Beck Register of Deeds. Deputy.

THIS INDENTURE, Made this 8th day of October, 1945, in the year of our Lord, one thousand nine hundred and forty-five between R. Arnold Hays and Helen M. Hays, 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 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 Ninety-Two (92) on New Jersey Street, also Lot Ninety-Four (94) on New Jersey Street, 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 owner, se. 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 parties of the second part, the loss, if any, made payable to the parties of the first part. 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 parties 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 Twenty-Two Hundred and no/100 DOLLARS, according to the terms of certain written obligation for the payment of said sum of money, executed on the 8th day of October, 1945, and by the terms made payable to the parties of the second part, with all interest accruing thereon according to the terms of said obligation and also to any or some of the parties of the second part to pay for any insurance, or for the cost of repairs and the interest thereon as herein provided in the event that said parties 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 parties 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 parties 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 hereto. IN WITNESS WHEREOF, The parties of the first part have hereunto set their hand and seal, on the day and year last above written.

R. Arnold Hays (SEAL) Helen M. Hays (SEAL)

STATE OF Kansas County of Douglas ss. BE IT REMEMBERED, That on this 8th day of October A.D. 1945, before me, a Notary Public in the aforesaid County and State, came R. Arnold Hays and Helen M. Hays, 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 8 day of October, 1945. The Lawrence Building and Loan Association Mortgagee. H. C. Brinkman President. (Copied) L. E. Eby Secretary

This release was written on the original mortgage entered this 4 day of October 1945. Harold A. Beck Reg. of Deeds Deputy