

Receiving No. 25960

MORTGAGE RECORD 91

Reg. No. 4519
Fee Paid, \$ 2.50

FROM

STATE OF KANSAS, DOUGLAS COUNTY, ss.

This instrument was filed for record on the 19 day of December A.D. 1945, at 2:00 o'clock P.M.

TO

Harold A. Beck
Register of Deeds.
By Deputy.

THIS INDENTURE, Made this 17th day of December, in the year of our Lord, one thousand nine hundred and forty-five between Otis Wiggins and Mabel L. Wiggins, his wife

of Lawrence in the County of Douglas and State of Kansas part 108 of the first part, and The Lawrence National Bank part Y of the second part.

WITNESSETH, That the said parties 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 party of the second part, the following described real estate situated and being in the County of Douglas and State of Kansas, to-wit:

The North Fifty (50) acres of the South Fractional Half (½) of the Northeast Fractional Quarter (¼) of Section Five (5), Township Thirteen (13) South, Range Twenty (20) East of the Sixth (6th) Principal Meridian; Less the following tract: Commencing at the Northwest corner of the South Fractional Half of the Northeast Fractional Quarter of Section Five (5), Township Thirteen (13), South, Range Twenty (20) East of the Sixth Principal Meridian, thence East 80 rods, thence South 20 rods, thence West 80 rods, thence North 20 rods to the place of beginning, containing ten acres.

with the appurtenances and all the estate, title and interest of the said parties of the first part therein. And the said part 108 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 part 108 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 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 100% interest. And in the event that said part 108 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 One thousand and no/100 DOLLARS, according to the terms of 000 certain written obligation for the payment of said sum of money, executed on the 17th day of December 1945 and by 108 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 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 this indenture, and shall bear interest at the rate of 10% from the date of payment until fully repaid.

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 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 Y of the second part, on demand, to the first part 108.

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 108 of the first part have hereunto set their hands and seal the day and year last above written.
Otis Wiggins (SEAL)
Mabel L. Wiggins (SEAL)

STATE OF Kansas ss.
County of Douglas
BE IT REMEMBERED, That on this 17 day of December A.D. 1945 before me, a Notary Public in the aforesaid County and State, came Otis Wiggins and Mabel L. Wiggins, his wife (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 26 day of January, 1946.
Geo. W. Kuhne 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 21 day of June, 1947.
Mortgagee: *Harold Wiggins (Corp Seal)*
Owner: *Harold Wiggins*
Mortgagee: *Harold Wiggins*
Owner: *Harold Wiggins*

This release was written on the original mortgage entered this 21 day of June, 1947.
Harold Wiggins
Reg. of Deeds
Deputy