

Receiving No. 26997<

MORTGAGE RECORD 91

Reg. No. 4660

Fee Paid, \$ 47.50

FROM

STATE OF KANSAS, DOUGLAS COUNTY, ss.

This instrument was filed for record on the 2nd day of

March A.D. 1946, at 11:00 o'clock A.M.

Carl B. Althaus and Ruth D. Althaus, his wife

TO

The Lawrence National Bank of Lawrence, Kansas

By

Register of Deeds.

Deputy.

THIS INDENTURE, Made this First day of March, in the year of our Lord, one thousand nine hundred and Forty-six between Carl B. Althaus and Ruth D. Althaus, his wife

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

WITNESSETH, That the said part 108 of the first part, in consideration of the sum of Nineteen 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 Y of the second part, the following described real estate situated and being in the County of Douglas and State of Kansas, to-wit:

That part of the Northeast Quarter (NE $\frac{1}{4}$) of Section Twenty-nine (29) Township Twelve (12) South, Range Twenty (20) East of the 6th P.M. lying South of the Right of Way of the Union Pacific Railroad Company, less the following described tracts:

Beginning at a point 130 feet North and 30 feet West of the Southeast corner of the said Northeast Quarter (NE $\frac{1}{4}$); thence West 525 feet to an iron pin; thence North 70 feet to an iron pin; thence East 525 feet to an iron pin; thence South 70 feet to the point of beginning, being the tract deeded to The U. J. Small Company, Inc.; and,

Also, less the Right of Way of the Kansas City Kaw Valley and Western Railway Company. The North One-half (N $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of said Section Twenty-nine (29), less the following described tracts:

The Right of Way 100 feet in width of the Kansas City Kaw Valley and Western Railway Company running across the Northwest corner of said North One-half (N $\frac{1}{2}$) of said Southeast Quarter (SE $\frac{1}{4}$); and,

Also, less the school tract in the Northeast corner of said Southeast Quarter (SE $\frac{1}{4}$) described as follows: Beginning at Northeast Corner of said Southeast Quarter (SE $\frac{1}{4}$) of Section Twenty-nine (29), Township Twelve (12) South, Range Twenty (20) East of 6th P.M.; thence South 3 Chains and 17 Links; thence West 3 Chains and 17 Links; thence North 3 Chains and 17 Links; thence East 3 Chains and 17 Links to the place of beginning, containing 1 acre more or less, and deeded to Trustees of School District No. 79 in Douglas County, Kansas, by Quitclaim Deed recorded in Book 3 of Deeds at Page 24.

with the appurtenances and all the estate, title and interest of the said part 108 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 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 therein.

It is agreed between the parties hereto that the part 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 the 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 Nineteen Thousand and no/100 DOLLARS,

according to the terms of the certain written obligation for the payment of said sum of money, executed on the day of the month of the year, and by the 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 108 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 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 therein, and the overplus, if any there be, shall be paid by the part making such sale, on demand, to 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 part 108 of the first part has hereunto set their hand and seals the day and year last above written.

Carl B. Althaus (SEAL)

Ruth D. Althaus (SEAL)

(SEAL)

(SEAL)

STATE OF KANSAS

County of DOUGLAS

BE IT REMEMBERED, That on this 1st day of March A.D. 1946, before me, a

Notary Public in the aforesaid County and State, came

Carl B. Althaus and Ruth D. Althaus, 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 25 day of January, 1950

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 24 day of June, 1950.

The Lawrence National Bank of Lawrence, Kansas
By Riley Buchanan Executive Vice-President
(Camp Seal)

Mortgagee

Owner

This release was written on the original mortgage. Entered this 26th day of June 1950. Reg. of Deeds. Deputy