

MORTGAGE RECORD 91

Reg. No. 4691

Fee Paid, \$ 3.50

FROM

Ray O. Wiggins and Betty Jane Wiggins, his wife
RR 5 Lawrence, Kansas
TO

Lawrence National Bank Lawrence, Kansas

STATE OF KANSAS, DOUGLAS COUNTY, ss.

This instrument was filed for record on the 16 day of

March A. D. 1946, at 11:46 o'clock A. M.

By Harold A. Beck
Register of Deeds.
Deputy.

THIS INDENTURE, Made this fifteenth day of March, in the year of our Lord, one thousand nine hundred and forty-six between Ray O. Wiggins and Betty Jane Wiggins, his wife

of Lawrence RR 5 in the County of Douglas and State of Kansas
part 1cs of the first part, and Lawrence National Bank
part Y of the second part.

WITNESSETH, That the said part 1cs of the first part, in consideration of the sum of Fourteen 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 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:

Commencing at a point 10 rods South of 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 10 rods, thence West 80 rods, thence North 10 rods to place of beginning,
containing five acres.

with the appurtenances and all the estate, title and interest of the said part 1cs of the first part therein.

And the said part 1cs of the first part do hereby covenant and agree that at the delivery hereof, they 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 1cs 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 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 interest. And in the event that said part 1cs 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 Fourteen hundred and no/100

DOLLARS, according to the terms of the certain written obligation for the payment of said sum of money, executed on the 16th day of March 1946 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 provided for by the said part Y of the second part to pay for any insurance, or to discharge any taxes with interest thereon as herein

said part 1cs 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 thereto, and the surplus, if any there be, shall be paid by the part Y making such sale, on demand, to the first part 1cs.

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 1cs of the first part have hereunto set their hand and seal the day and year last above written.

Ray O. Wiggins (SEAL)

Betty Jane Wiggins (SEAL)

(SEAL)

(SEAL)

STATE OF Kansas
County of Douglas ss.

BE IT REMEMBERED, That on this 15th day of March A.D. 1946 before me, a

Notary Public in the aforesaid County and State, came

Ray O. Wiggins and Betty Jane 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 25th day of August, 1949.

Leon G. Abele
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 15th day of March, 1946.

Attest
Leon G. Abele Asst. Clerk
(By Seal)Lawrence National Bank
Mortgagee. Owner.

This release was written on the original mortgage entered this 16 day of May 1946
Harold A. Beck
Reg. of Deeds
Deputy