

MORTGAGE RECORD 91

Reg. No. 4753

Fee Paid, \$ 5.00

FROM

Elmer F. Hartman and Madeline E. Hartman, his wife
TO

The First National Bank Lawrence, As.

STATE OF KANSAS, DOUGLAS COUNTY, ss.

This instrument was filed for record on the 1 day of

April A. D. 1946, at 2:02 o'clock A. M.

By Harold A. Beck
Register of Deeds.
Deputy.

THIS INDENTURE, Made this thirtieth day of March, in the year of our Lord, one thousand nine hundred and forty-six between Elmer F. Hartman and Madeline E. Hartman his wife

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

parties of the second part.

WITNESSETH, That the said party of the first part, in consideration of the sum of Two 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:

Lot numbered twelve (12) in Block two (2) of Cranson's subdivision of block
fifteen (15) Babcock's enlarged addition to 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, ss. 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 therein.

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 second part to the extent of its interest. 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 Two thousand and no/100 DOLLARS,

according to the terms of certain written obligation for the payment of said sum of money, executed on the thirtieth day of March 1946, and by its 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 secure any sum or sums of money advanced by the said parties of the second part to pay for any insurance, or for the taxes on said real estate, or for the cost of repairs or for the cost of

repairs 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 of the first part to the parties of the second part, or to such other person as they may direct in writing.

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.

Elmer F. Hartman (SEAL)

Madeline E. Hartman (SEAL)

(SEAL)

(SEAL)

STATE OF Kansas

County of Douglas ss.

BE IT REMEMBERED, That on this 30th day of March A.D. 1946, before me, a

Notary public in the aforesaid County and State, came

Elmer F. Hartman and Madeline E. Hartman 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 July 15 day of 1948.

George Docking 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 30th day of September, 1946.

The First National Bank of Lawrence, Lawrence, Kansas
Mortgagee.

Kilwin Hoover - Cashier

This release was written on the original mortgage entered this 26 day of Sept. 1946

Harold A. Beck
Reg. of Deeds

Deputy

(Copied)