

Receiving No. 28342

MORTGAGE RECORD 91

Reg. No. 4923

Fee Paid, \$ 5.50

FROM

Arthur W. Keefer and Audrey E. Keefer

TO

The Lawrence National Bank, Lawrence, Kansas

STATE OF KANSAS, DOUGLAS COUNTY, ss.

This instrument was filed for record on the 4 day of

June A.D. 1946, at 2:30 o'clock P.M.

By Harold A. Beck Register of Deeds.

Deputy.

THIS INDENTURE, Made this 31st day of May, 1946, in the year of our Lord, one thousand nine hundred and Forty-Six between

Arthur W. Keefer and Audrey E. Keefer of Baldwin in the County of Douglas and State of Kansas and The Lawrence National Bank, Lawrence, Kansas part 103 of the first part, and part 104 of the second part.

WITNESSETH, That the said part 103 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 part 104 of the second part, the following described real estate situated and being in the County of Douglas and State of Kansas, to-wit:

The South 50 Acres of the East Half of the Southeast Quarter (SE₁) of Section Six (6), Township Fourteen (14), Range Twenty (20), less a tract twelve (12) rods and eleven (11) feet square out of the Southeast corner thereof, Douglas County, Kansas

with the appurtenances and all the estate, title and interest of the said part 103 of the first part therein.

And the said part 104 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 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 104 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 103 of the second part, the loss, if any, made payable to the part 104 of the second part to the extent of its interest. And in the event that said part 103 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 104 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 a certain written obligation for the payment of said sum of money, executed on the 19 day of May, 1946, by the said part 104 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 104 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 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 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 103 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 104 of the second part to the part 103 of the first part.

IN WITNESS WHEREOF, The part 103 of the first part have hereunto set their hand and seal on the 4 day and year last above written.

Arthur W. Keefer (SEAL)

Audrey E. Keefer (SEAL)

(SEAL)

(SEAL)

STATE OF Kansas

County of Douglas

BE IT REMEMBERED, That on this 31st day of May, A.D. 1946, before me, a

Notary Public in the aforesaid County and State, came

Arthur W. Keefer and Audrey E. Keefer, 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 18 day of March, 1950

Howard Wiseman

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 24th day of Sept, 1950

Attest: The Lawrence National Bank, Lawrence, Kansas Mortgagee. Leon G. Abels (Comp Seal) Geo. W. Ruben Cashier. Donna M. Beck Owner. Donna M. Beck Deputy.

This release was written on the original mortgage entered the 24th day of Sept, 1950