

## MORTGAGE RECORD 91

Reg. No. 5035

Fee Paid, \$ 2.75

FROM \_\_\_\_\_

TO \_\_\_\_\_

STATE OF KANSAS, DOUGLAS COUNTY, ss.  
This instrument was filed for record on the 13th day of July A. D. 1946, at 10:50 o'clock A. M.  
*Harold A. Beck*  
Register of Deeds.  
By \_\_\_\_\_ Deputy.

THIS INDENTURE, Made this 11th day of July, in the year of our Lord, one thousand nine hundred and Forty Six, between John P. Crum and Betty G. Crum, his wife, of Lawrence in the County of Douglas and State of Kansas part 108 of the first part, and Paul Farrar part Y of the second part.

WITNESSETH, That the said part 108 of the first part, in consideration of the sum of Eleven Hundred Dollars (\$1100.00) 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:

Lot Number Sixty-two on New Jersey Street, in the City of Lawrence,

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, 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 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 his 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 Eleven Hundred Dollars (\$1100.00) DOLLARS, according to the terms of certain written obligation for the payment of said sum of money, executed on the 11th day of July 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 or sums of money advanced by the said part Y of the second part to pay for any insurance, or ~~other~~ <sup>and</sup> ~~the~~ <sup>the</sup> ~~part~~ <sup>part</sup> ~~of~~ <sup>of</sup> ~~the~~ <sup>the</sup> ~~said~~ <sup>said</sup> ~~part~~ <sup>part</sup> ~~108~~ <sup>108</sup> ~~of~~ <sup>of</sup> ~~the~~ <sup>the</sup> ~~first~~ <sup>first</sup> ~~part~~ <sup>part</sup> ~~therein~~ <sup>therein</sup> ~~and~~ <sup>and</sup> ~~the~~ <sup>the</sup> ~~part~~ <sup>part</sup> ~~Y~~ <sup>Y</sup> ~~of~~ <sup>of</sup> ~~the~~ <sup>the</sup> ~~second~~ <sup>second</sup> ~~part~~ 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