

MORTGAGE RECORD 91

Reg. No. 5312

Fee Paid, \$ 18.75

FROM
John R. Mettner & Helen E. Mettner, husband and wife
TO
The First National Bank of Lawrence, Kansas

STATE OF KANSAS, DOUGLAS COUNTY, ss.
This instrument was filed for record on the 16 day of
November A. D. 1946, at 11:45 o'clock A. M.
Hazel A. Beck
Register of Deeds.
By Deputy.

THIS INDENTURE, Made this sixteenth day of November, in the year of our Lord, one thousand nine hundred and forty-six between
John R. Mettner and Helen E. Mettner, husband and wife
of Lawrence in the County of Douglas and State of Kansas
parties of the first part, and The First National Bank of Lawrence party of the second part.

WITNESSETH, That the said part 1st of the first part, in consideration of the sum of
Seven thousand five hundred and no/100 (\$7,500.00) 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 party of the second part, the following described real estate situated and being in the County of Douglas and State of Kansas, to-wit:

The East one-half (E $\frac{1}{2}$) of the West 5 acres (W5) of the East three-quarter (E $\frac{3}{4}$) of the South one-half (S $\frac{1}{2}$) of the South one-quarter (SE $\frac{1}{4}$) of the Southeast one-quarter (SE $\frac{1}{4}$) of Section 1, Township 13, Range 19, less the West eight (W8) feet thereof.

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 warrant and defend the same against all parties making lawful claim thereto.

It is agreed between the parties hereto that the part 1st 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 the party of the second part, the lessor, if any, made payable to the party of the second part in the extent of its interest. In the event that said part 1st 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 party 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

Seven thousand five 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 16 day of November 1946, and by its terms made payable to the party 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 party of the second part to pay for any insurance, or for the payment of taxes or assessments, or for the payment of any other debt or obligation of the said party of the first part, 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 party 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 party of the first part, on demand, to the first parties.

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 1st of the first part has hereunto set their hands and seals the day and year last above written.

John R. Mettner (SEAL)

Helen E. Mettner (SEAL)

(SEAL)

(SEAL)

STATE OF Kansas } ss.
County of Douglas }

BE IT REMEMBERED, That on this 16th day of November A.D. 1946, before me, a Notary Public in the aforesaid County and State, came John R. Mettner and Helen E. Mettner, husband and wife, to me personally known to be the same person, ss. who executed the foregoing instrument and duly acknowledged the execution of the same.
(SEAL)
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 September 17, 1949.

E. B. Martin
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 day of , 19

Mortgagee. Owner.

See Assignment of Land 87-146-889
The First National Bank of Lawrence 115-Page 164