

31464' BOOK 91  
MORTGAGE

This Indenture, Made this 21st day of February, A. D. 1927, by and between

Jessie M. Carlsson and Robert M. Carlsson, her husband

of the County of Douglas and State of Kansas, part 1st of the first part, and THE SECURITY BENEFIT ASSOCIATION, a corporation organized and existing under the laws of Kansas, located at Topeka, Shawnee County, Kansas, party of the second part:

WITNESSETH, That the said part 1st of the first part, in consideration of the sum of \$100.00 DOLLARS, to them in hand paid, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell and convey unto the said party of the second part, its successors and assigns, all of the following described real estate, situated in the County of Douglas and State of Kansas, to-wit:

Lot One (14) in Block Nine (9), in University Place,  
in Addition to the City of Lawrence

TO HAVE AND TO HOLD the same, with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining, and all rights of homestead exemption and every contingent right or estate therein, unto the said party of the second part, its successors and assigns, forever. And the said part 1st 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 incumbrances, and that they will warrant and defend the same in the quiet and peaceable possession of the said party of the second part, its successors and assigns, forever, against the lawful claims of all persons whomsoever.

PROVIDED, Always, and these presents are upon the following covenants and conditions, to-wit:

FIRST. That said part 1st of the first part is justly indebted to the said second party in the sum of \$100.00 Dollars, according to the terms of a certain mortgage note or bond of even date herewith, executed by said part 1st of the first part, in consideration of the actual loan of the sum aforesaid, payable to the order of said second party as follows:

\$45.61 on the first day of April, 1927, and the same amount on the first day of each and every month thereafter until the interest and principal are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of March, 1927. In addition to said monthly installment payments, the makers shall on each installment payment date pay to the holder an amount equal to one-twelfth of the estimated annual taxes and assessments levied against the real estate covered by this mortgage, and one-twelfth of the estimated annual cost of hazard insurance as provided in this mortgage, which additional payments shall be applied by the holder toward payment of such taxes and assessments and such hazard insurance premiums.

Payments to include with interest thereon from 1st day of April, 1927, until maturity, at the rate of 5 per cent per annum, payable on the first days of each month on the unpaid balance.