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BOOK 93

MORTGAGE

(Vol. 32 80)

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This Indenture, Made this 26th day of September in the year of our Lord one thousand nine hundred and forty-seven between

Mabel V. M. Schuler, a single woman

of Lawrence in the County of Douglas and State of Kansas

part Y of the first part, and The Lawrence Building and Loan Association

part Y of the second part.

Witnesseth, that the said part Y of the first part, in consideration of the sum of

Nine hundred and no/100 ----- DOLLARS

to her duly paid, the receipt of which is hereby acknowledged, he is sold, and by this indenture do as 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 One hundred and three (103) on Connecticut Street in the City of Lawrence, Douglas County

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

And the said part Y of the first part do as hereby covenant and agree that at the delivery hereof she is the lawful owner of the premises above granted, and seised of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances.

It is agreed between the parties hereto that the part Y of the first part shall at all times during the life of the 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 she 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 less, if any, made payable to the part Y of the second part to the extent of 100 interest. And in the event that said part Y of the first part shall fail to pay such taxes when the same become due and payable or 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 Nine hundred and no/100 ----- DOLLARS.

according to the terms of one certain promissory obligation for the payment of said sum of money, executed on the 26th day of September 1947, and by its 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 to discharge any taxes with interest thereon as herein provided, in the event that said part Y of the first part shall fail to pay the same as provided in this indenture.

And this conveyance shall be void if such payments 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 part Y 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 business accruing therefrom, and to sell the premises hereby granted, or any part thereof, in the manner provided 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 Y making such sale, on demand, to the first part as.

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 Y of the first part he is hereto set her hand and seal, the day and year last above written.

Mabel V. M. Schuler (SEAL)
(G.F.A.T.)

STATE OF KANSAS
COUNTY OF DOUGLAS

SS.

Be It Remembered, That on this 26th day of September A. D. 1947 before me, a Notary Public in the aforesaid County and State, came Mabel V. M. Schuler, a single woman

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 April 21 1950

L. E. Edgar
Notary Public

Recorded September 26, 1947 at 4:25 P.M.

Wanda C. Beck Register of Deeds.

I, the undersigned, Clerk of the Public Records, do hereby acknowledge and file for record the debt secured hereby, and will cause the same to be recorded in the office of the Register of Deeds, dated this 26th day of September 1947. And I have caused this and the foregoing instrument to be recorded.

(Attest: B. B. B. Secretary of the Public Records, Lawrence, Kansas.)