

MORTGAGE

33500

BOOK-93

(No. 52 K)

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This Indenture

Made this 25th day of October, 1947, in the year of our Lord one thousand nine hundred and forty-seven

between Howard H. Harris and Leona Mae Harris, his wife, of the first part, and The Peoples State Bank of Lawrence, Kansas, of the second part.

part 122 of the first part, and The Peoples State Bank of Lawrence, Kansas, of the second part.

Witnesseth, that the said parties of the first part, in consideration of the sum of Nine thousand and no/100 (\$9000.00) DOLLARS

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: Lot Number seventy-two (72) and the North half (N 1/2) of Lot Number Seventy-two (72), on Massachusetts Street, in the City of Lawrence.

With the appurtenances and all the estate, title and interest of the said part 122 of the first part therein. And the said part 122 of the first part do hereby covenant and agree that at the delivery hereof, they are the lawful owners of the premises above granted, and seised of a good and indefeasible estate of inheritance therein, free and clear of all encumbrances.

And that they will warrant and defend the same against all parties making lawful claim thereon. It is agreed between the parties hereto that the part 122 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 in such sum and by such insurance company as shall be specified and directed by the party of the second part, the loss, if any, made payable to the party of the second part to the extent of the interest. And in the event that said part 122 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 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 Nine thousand and no/100 DOLLARS according to the terms of certain written obligation for the payment of said sum of money, executed on the 25th day of October, 1947, and by the 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 part 122 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 122 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 to the option of the holder hereof, without notice, and it shall be lawful for the said part 122 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 balance, if any there be, shall be paid by the party of the second part, making such sale, on demand, to the first part 122.

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 122 of the first part has hereunto set their hand and seal the day and year last above written.

Howard H. Harris (SEAL)
Leona Mae Harris (SEAL)

STATE OF KANSAS
COUNTY OF DOUGLAS

Be It Remembered, That on this 27th day of October, A.D. 1947, before me, Notary Public in the aforesaid County and State, came Howard H. Harris and Leona Mae Harris, his wife, to me personally known to be the same persons 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 July 13 1948 19 Notary Public

Recorded October 8, 1947 at 9:05 A.M.

I, the undersigned, Clerk of the District Court, do hereby certify that this instrument was filed for record in the District Court of the State of Kansas, and authorize the Register of Deeds to enter the date of this mortgage in the public records. Witness my hand and seal this 18th day of October 1947. The Peoples State Bank of Lawrence, Kansas (Cor. Seal)