

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

And the said party Y of the first part do 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 therein, free and clear of all incumbrances.

It is agreed between the parties hereto that the party Y 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 she shall keep the buildings upon said real estate insured against fire and tornado in such sum and by such insurance company as may be specified and directed by the party Y of the second part; the loss, if any, made payable to the party Y of the second part to the extent of the sum so insured. And in the event that said party 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 party 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 instrument, 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 Twenty-one hundred and no/100 -

DOLLARS.

according to the terms of ONE certain written obligation for the payment of said sum of money, executed on the 24th day of October, 1947, and by its terms made payable to the party 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 party 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 party 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 to the party Y of the second part, without notice, and it shall be lawful for the said party 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 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 overplus, if any, shall be paid by the party Y of the second part, making such sale, on demand, to the first part Y.

It is agreed by the parties hereto that the terms and provisions of this indenture in 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 party Y of the first part has hereunto set her hand and seal the day and year last above written.

Nellie B. June (SEAL)
(SEAL)
(SEAL)
(SEAL)

STATE OF KANSAS
COUNTY OF DOUGLAS

Be It Remembered, That on this 27th day of October, A.D. 1947, before me, a Notary Public in the aforesaid County and State, came Nellie B. June, 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. Eby
Notary Public

Recorded October 28, 1947 at 1:25 P.M.

Harold A. Beck Register of Deeds

Release
The undersigned, owner of the within mortgage, do hereby acknowledge the full payment of the debt secured hereby, and authorize the Register of Deeds to enter the discharge of this mortgage by record, dated June 21st day of May 1952.
The Lawrence Building and Loan Association
by W.B. Licker, Vice President
Notary Public