

34141 Book 93

## MORTGAGE

(No. 52 B)

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This Indenture, Made this 8th day of December in the year of our Lord one thousand nine hundred and forty-seven between Ted J. Cox and Grace E. Cox, husband and wife of Lawrence in the County of Douglas and State of Kansas parties of the first part, and The Lawrence Building and Loan Association part Y of the second part.

Witnesseth, that the said parties of the first part, in consideration of the sum of Six thousand and no/100 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 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:

Beginning at a point eight (8) rods West of the Northeast corner of the Southeast Quarter of the Southwest Quarter of Section 1, Township 13, Range 19, Douglas County, Kansas; thence West twelve (12) rods; thence South forty (40) rods; thence East twelve (12) rods, thence North forty (40) rods to the place of beginning.

with the appurtenances and all the estate, title and interest of the said part 128 of the first part therein.

And the said part 128 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 incumbrances.

and that they will warrant and defend the same against all parties making lawful claim thereto. It is agreed between the parties hereto that the part 128 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 they 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 in the sum of 100 dollars. And in the event that said part 128 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 other, 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 Six thousand and no/100 DOLLARS, according to the terms of one certain written obligation for the payment of said sum of money, executed on the 8th day of December 1947, and by its terms made payable to the part Y of the second part, with all interest according thereto 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 128 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 crossed 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, or provided herein, or if the buildings on said real estate are not kept in as good repair as they are now, or if same is conveyed 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 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 part Y of the second part, making such sale, as demanded, to the first part 128.

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, assigns and successors of the respective parties hereto.

In Witness Whereof, the part 128 of the first part has Y8 hereunto set their hand and seal, the day and year last above written.

*Ted J. Cox*  
*Grace E. Cox*

(SEAL)

(SEAL)

STATE OF KANSAS  
COUNTY OF DOUGLAS

SS.

Be It Remembered, That on this 8th day of December A.D. 1947 before me, a Notary Public in the aforesaid County and State, came Ted J. Cox and Grace E. Cox, husband and wife

to me personally known to be the same person 9 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.

*L. E. Day*

Notary Public

My Commission Expires April 211950

RELEASE

*Harold A. Beck* Register of Deeds.

I, the undersigned, Register of the within mortgage, do hereby certify the full payment of the same, and authorize the Register of Deeds to enter the discharge of this mortgage on the public records on or before the 1st day of January, 1951.

Witness my hand and seal this 1st day of January, 1951. The Lawrence Building and Loan Association by H. C. Brinkman President Mortgagee.

*Harold A. Beck*

Attest: L. E. Day (Notary Seal)