

35169 BOOK 94
(No. 22 22) F. J. Bailey, Publisher of Legal Blanks, Leavenworth, Kansas

MORTGAGE

This Indenture, Made this 26th day of April in the year of our Lord one thousand nine hundred and forty-eight between Ruth M. Taubert and William O. Taubert, her husband

of Lawrence in the County of Douglas and State of Kansas

part 109 of the first part, and The Lawrence Building and Loan Association

part Y of the second part.

Witnesseth, that the said part 109 of the first part, in consideration of the sum of Fifteen hundred and no/100 DOLLARS

to them duly paid, the receipt of which is hereby acknowledged, he ve 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:

Lot One hundred twelve (112) in Block thirty-seven (37) in that part of the City of Lawrence known as West Lawrence, in Douglas County, Kansas

with the appurtenances and all the estate, title and interest of the said part 109 of the first part therein.

And the said part 109 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.

It is agreed between the parties hereto that they will warrant and defend the same against all parties making lawful claim thereon 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 and divide in such sum and by such insurance company as shall be specified and directed by the part Y of the second part, the 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 Fifteen 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 26th day of April 1948 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 expense or to discharge any taxes with interest thereon as herein provided, in the event that said part 109 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 jointly thereon 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 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 thereon, and the surplus, if any there be, shall be paid by the part Y of the second part, on demand, to the first part.

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 109 of the first part he ve hereunto set their hand S and seal S the day and year last above written.

Ruth M. Taubert (SEAL)
William O. Taubert (SEAL)

STATE OF KANSAS }
COUNTY OF DOUGLAS } SS.



Be It Remembered, That on this 26th day of April A. D. 1948 before me, a Notary Public in the aforesaid County and State, came Ruth M. Taubert and William O. Taubert, her husband to me personally known to be the same person S 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. Eby Notary Public

My Commission Expires April 21 1950

Recorded April 25, 1948 at 3:00 P.M. Harold A. Beck Registrar of Deeds.
This and foregoing copies of the within mortgage do hereby certify to be a true and correct copy of the original instrument as the same appears from the records of this office, and certify that the same have been duly recorded in the public records of this office.
Witness my hand and seal of office at Lawrence, Kansas, this 26th day of April, 1948.
Harold A. Beck Registrar of Deeds.
Notary: L. E. Eby Secretary: Ray S. D.