

35827 BOOK 94

MORTGAGE

(No. 21 K)

T. J. Boyles, Publisher of Legal Blanks, Lawrence, Kansas

This Indenture made this 1st day of November, in the year of our Lord, one thousand nine hundred and 47 between

A. A. Larson and Rachel M. Larson  
of Lawrence in the County of Douglas and State of Kansas  
parties of the first part, and Joe or also E. Baird  
parties of the second part.

Witnesseth that the said parties of the first part, in consideration of the sum of Three thousand five hundred and no cents 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 parties 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 the Northwest Corner of Lot No. 7 in the Northwest Quarter of Section No. 33, Township No. 12, Range No. 29; thence East 40 Rods thence South 102 rods, more or less, to the Kansas River; thence West along the meandering courses of said Kansas River to the West line of said Lot No. 7; thence North to the point of beginning, containing 20 acres, more or less.

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

And the said parties of the first part do hereby covenant and agree that at the delivery hereof they are the lawful owner of the premises above granted, and seized 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 parties 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 the parties of the second part shall keep the building 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 parties of the first part, the loss if any, made payable to the parties of the second part to the extent of 25% interest. And in the event that said parties of the first part shall fail to pay such taxes when the same become due and payable and to keep said premises insured as herein provided, then the parties 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 Three thousand five hundred DOLLARS.

according to the terms of 25% certain written obligation for the payment of said sum of money, executed on the 1st day of November 1947, and by its terms made payable to the parties 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 parties 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 parties 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 or 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 parties 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 therein, and the surplus, if any there be, shall be paid by the parties making such sale, on demand, to the first party of the second 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 parties of the first part have hereunto set their hands and seal (the day and year last above written).

E. E. Larson (SEAL)  
Rachel M. Larson (SEAL)

STATE OF Kansas  
COUNTY OF Douglas } ss:

Be It Remembered, That on this 12th day of July A. D. 1948  
before me, a Ernest Kloos in the aforesaid County and State,  
came E. E. Larson and Rachel M. Larson, 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.



Ernest Kloos  
Notary Public

Harold R. Beck Register of Deeds.