

## MORTGAGE

(No. 5215)

BOOK 99

F. J. Borer, Publisher of Law Books, Lawrence, Kansas

This Indenture, Made this 21st day of November in the year of our Lord one thousand nine hundred and fifty

L. B. Sanders and Marie Sanders, husband and wife,

of Lawrence, in the County of Douglas and State of Kansas

parties of the first part, and James C. Taylor and Edith M. Taylor, as joint tenants

with right of survivorship, and not as tenants in common parties of the second part.

Witnesseth, that the said parties of the first part, in consideration of the sum of Twenty-two hundred 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 parties of the second part, the following, described, real estate situated and being in the County of Douglas and State of Kansas, to-wit:

Lot 182 on Connecticut Street, in the City

of Lawrence,

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, 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 corrosion in such sum and by such insurance company as shall be specified and directed by the parties of the second part, the loss, if any, made payable to the parties of the second part to the extent of the interest. And in the event that said parties of the first part shall fail to 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 Twenty-two hundred and no/100 - - - - -

DOLLARS,

according to the terms of, and certain written obligation for the payment of said sum of money, executed on the 21st day of November 1950, 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 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, 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 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 thereto, and the balance, if any, shall be paid by the parties of the first part making such sale, on demand, to the first parties 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 hand and seal, the day and year last above written.

L. B. Sanders (SEAL)  
Marie Sanders (SEAL)

STATE OF Kansas  
COUNTY OF Douglas

Be It Remembered, That on this 21st day of November A. D. 1950 before me, a notary public in the aforesaid County and State, came L. B. Sanders and Marie Sanders, husband and 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.



Charles F. Fitch  
Notary Public

This release was written on the original mortgage entered on this 12th day of March 1951

Harold D. Beck  
Notary of Kansas

## RELEASE

I, the undersigned, owner of the within mortgage, do hereby acknowledge the full payment of the debt secured thereby, and authorize the Register of Deeds to enter the discharge of this mortgage of record. Dated this 12th day of March 1951.

(CORP. SEAL)

The First National Bank of Lawrence, Kansas  
Robert Docking, Cashier  
Mortgages, Owner.

See assignment in Book 99, page 488