

44338 BOOK 100

## MORTGAGE

(No. 5232)

V. J. Boyle, Publisher of Legal Blanks, Lawrence, Kansas

**This Indenture**, Made this 23rd day of August, in the year of our Lord one thousand nine hundred and Fifty-one between Leo A. Souders and Florence E. Souders, his wife

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

parties of the first part, and Paulen E. Tryon and Verna F. Tryon, his wife

part of the second part.

Witnesseth, that the said part 1st of the first part, in consideration of the sum of

Eleven Hundred and no/100 ----- DOLLARS

to them duly paid, the receipt of which is hereby acknowledged, have ye sold, and by this indenture

do GRANT, BARGAIN, SELL and MORTGAGE to the said part 1st of the second part, the following described real estate situated and being in the County of Douglas and State of Kansas, to-wit:

Lot Numbered Twenty-four (24) and Twenty-five (25), in Addition Six (6)

in that part of the City of Lawrence, formerly known as North Lawrence.

with the appurtenances and all the estate, title and interest of the said part 1st of the first part therein.

And the said part 1st 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 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 1st 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 1st of the second part, the loss, if any, made payable to the part 1st of the second part to the extent of 100% interest. And in the event that said part 1st 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 1st 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

Eleven Hundred and no/100 ----- DOLLARS,

according to the terms of a certain written obligation for the payment of said sum of money, executed on the 23rd day of

August 19 51, and by its terms made payable to the part 1st of the second part, with all interest

according thereon according to the terms of said obligation and also to secure any sum or sums of money advanced by the said part 1st 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 1st of the first part shall fail to pay the same as provided in this indenture.

And this covenant 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, of interest thereon, or if the taxes on said real estate are not paid when the same are 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 covenant 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 1st 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 1st of the second part, making such sale, on demand, to the first part 1st.

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 1st of the first part hereunto set their hands and

seal, this day and year last above written.

Leo A. Souders (SEAL)  
Florence E. Souders (SEAL)

STATE OF Kansas  
COUNTY OF Douglas

SS.

Be It Remembered, That on this 23rd day of August A.D. 19 51 before me, a Notary Public in the aforesaid County and State, came Leo A. Souders and Florence E. Souders, 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.

Leon A. Abell  
Notary Public

My Commission Expires August 9 19 55

Recorded August 23, 1951 at 10:55 A. M.

## 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 20th day of August 1969.

Paulen E. Tryon  
Verna F. Tryon Mortgagee, Owner.

This release was written on the 20th day of August 1969 by James R. Roper, Reg. of Deeds.



Charles G. Beck Register of Deeds