

Reg. No. 9403
Fee Paid \$13.25

49097 BOOK 104

MORTGAGE (NO. 52B) Boyles Legal Blanks ... CASH STATIONERY CO., Lawrence, Kansas

This Indenture,

Made this 4th day of May
A. D. 19 53, between Charles A. Rockers and Clara M. Rockers

of Baldwin, in the County of Douglas and State of Kansas
of the first part, and The Baldwin State Bank

of the second part.

Witnesseth, That the said parties of the first part, in consideration of the sum of Five Thousand Two-hundred Eighty-Six DOLLARS, to them duly paid, the receipt of which is hereby acknowledged, have sold and by these presents do grant, bargain, sell and Mortgage to the said party of the second part its heirs and assigns forever, all that tract or parcel of land situated in the County of Douglas and State of Kansas, described as follows, to-wit:
The North Half of Lots One Hundred Nineteen (119), One Hundred Twenty-one (121) and One Hundred Twenty-three (123) on Lincoln Street in Baldwin City, County and State aforesaid.

with all 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 indefensible estate of inheritance therein, free and clear of all incumbrances

This grant is intended as a mortgage to secure the payment of Fifty-two Hundred and Eighty-Six Dollars, according to the terms of one certain Note this day executed and delivered by the said Charles A. Rockers and Clara M. Rockers to the said party of the second part

and this conveyance shall be void if such payments be made as herein specified. But if default be made in such payments, or any part thereof, or interest thereon, or the taxes, or if the insurance is not kept up thereon, then this conveyance shall become absolute, and the whole amount shall become due and payable, and it shall be lawful for the said party of the second part its executors, administrators and assigns, at any time thereafter, to sell the premises hereby granted, or any part thereof, in the manner prescribed by law; and out of all the moneys arising from such sale to retain the amount then due for principal and interest, together with the costs and charges of making such sale, and the overplus, if any there be, shall be paid by the parties making such sale, on demand, to said parties of the first part their heirs and assigns

In Witness Whereof, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and delivered in presence of
x Charles A. Rockers (SEAL)
x Clara M. Rockers (SEAL)

STATE OF KANSAS }
Douglas County, } ss.



Be It Remembered, That on this 4th day of May A. D. 19 53 before me, C. B. Butell, a Notary Public in and for said County and State, came Charles A. Rockers and Clara M. Rockers, husband and wife

to me personally known to be the same persons who executed the within instrument of writing, 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.

My Commission expires Oct. 6th 1956 C. B. Butell Notary Public

Handwritten notes and signatures at the bottom of the page, including a signature that appears to be "Harold A. Beck" and other illegible scribbles.