

50472 BOOK 105

MORTGAGE

(No. 538)

Boyles Legal Blanks-CASH STATIONERY CO.-Lawrence, Kansas

This Indenture, Made this second day of October, 1953, between  
Edgar Denny and Blanche Denny, his wife

of Lawrence, in the County of Douglas and State of Kansas  
parties of the first part, and The Lawrence National Bank, Lawrence, Kansas

party of the second part.

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

Lot 1, Block 3 in Sunset Hill Estate Subdivision  
to the City of Lawrence, Douglas County, Kansas.

Including the rents, issues and profits thereof provided however  
that the Mortgagors shall be entitled to collect and retain the  
rents, issues and profits until default hereunder.

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  
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  
and assessments 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 tornado in such sum and by such insurance company as shall be specified and  
directed by the parties of the second part, the less, if any, made payable to the parties of the second part to the extent of its  
insurance. And in the event that said parties 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 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

FIVE THOUSAND and no/100 DOLLARS.

according to the terms of a certain written obligation for the payment of said sum of money, executed on the second  
day of October 1953, 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 mortgage 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 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 same shall remain absolute, 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 improve-  
ments thereon, and to have a receiver appointed to collect the rents and benefits accruing therefrom, and to  
sell the same, or any part thereof, in the manner prescribed by law, and out of all moneys arising from such sale to  
pay the principal and interest, together with the costs and charges incident thereto, and the overplus, if any there be,  
shall be paid to the parties of the first part, making such sale, on demand, to the first party of the first part.

And the parties of the first part do hereby warrant and defend the same and every obligation therein contained, and all  
other obligations of the parties of the first part, and they do hereby warrant the heirs, executors, administrators, personal representatives,  
and assigns of the parties of the first part, to defend the same and every obligation therein contained, and all other obligations of the parties of the first part.

Witness my hand and seal, this second day of October, 1953, at Lawrence, Kansas.

Edgar Denny (SEAL)  
Blanche Denny (SEAL)  
(SEAL)  
(SEAL)