

MORTGAGE

(52H)

50916 BOOK 105

Boyer's Legal Blanks - CASH STATIONERY CO., Lawrence, Kans.

This Indenture, Made this 4th day of September, in the year of our Lord one thousand nine hundred and Fifty-three between Paul Robinson and Mildred Jean Robinson, husband and wife

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

part Y of the second part.

Witnesseth, that the said parties of the first part, in consideration of the sum of Seventeen Hundred Fifty 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 part Y of the second part, the following described real estate situated and being in the County of Douglas and State of Kansas, to-wit: Thirty (30) acres more or less, located South and East of the public road in The East one half of the Southeast quarter of Section twelve (12), Township fourteen (14) South, Range Nineteen (19) East, more particularly described as follows: Beginning at the Southeast corner of the Southeast quarter of Section 12, Township 14, Range 19, thence West along the South line of the quarter section 1328.7 feet, thence North 23 degrees 17 minutes East 1381.9 feet; thence North 40 degrees, 06 minutes East 804.1 feet, thence North 58 degrees 02 minutes East 330.9 feet to the East line of the quarter section, thence South along the East line of the quarter section 2056.7 feet to the place of beginning; ALSO Lots Nos. 31, 32, 33 and 34 in Addition No. 10 in that part of the City of Lawrence known as North Lawrence, except the following: Commencing 117 feet North of the South West corner of said Lot 34, thence running East 6 feet, thence South 117 feet, more or less to a point 3 feet East of said South West corner of said Lot 34, thence West 3 feet, thence North 117 feet to the place of beginning.

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 owners 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 loss, if any, made payable to the parties of the second part to the extent of its 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 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 Seventeen Hundred Fifty and no/100 - - - - - DOLLARS,

according to the terms of a certain written obligation for the payment of said sum of money, executed on the 4th day of September 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 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 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 overplus, if any there be, shall be paid by the parties of the second part, making such sale, on demand, to the parties of the first 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.

Paul Robinson (SEAL)
Mildred Robinson (SEAL)
(SEAL)
(SEAL)