

51174 BOOK 105

## MORTGAGE

(No. 52K)

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

This Indenture, Made this 12th day of December, 1953, between  
James E. Toyne and Violet I. Toyne, husband and wife  
of Lawrence, in the County of Douglas and State of Kansas  
parties of the first part, and Dean Stultz and Velma L. Stultz, husband and wife  
parties of the second part.

Witnesseth, that the said parties of the first part, in consideration of the sum of  
Two 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 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 One Hundred Three (103) on Pennsylvania 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 are of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances except a  
mortgage for \$3,500.00 dated December 12, 1953, given to the Lawrence Building  
and Loan Association

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 Two Hundred Fifty and no/100-----DOLLARS.

according to the terms of one certain written obligation for the payment of said sum of money, executed on the 12th  
day of December 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 hereby, 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  
therein 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 provided 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 first part making such sale, on demand, to the 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 hands and seals on the day and year  
last above written.

James E. Toyne (SEAL)  
Violet I. Toyne (SEAL)

STATE OF KansasDouglas

COUNTY, ss.

BE IT REMEMBERED, That on this 12th day of December A. D. 1953

before me, a notary public in the aforesaid County and State,  
came James E. Toyne and Violet I. Toyne, husband and  
wife

to me personally known to be the same person(s) 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.

My Commission Expires February 14 1957

M. E. Kelly

Notary Public

I do understand, under of the within mortgage, do hereby acknowledge the full payment  
of the debt secured hereby, and authorize the Register of Deeds to enter the discharge  
of this mortgage of record. Dated this 28th day of Oct. 1954.  
James E. Toyne, Mortgagor.

THIS COPIES  
WITNESSED  
BY ME  
NOTARY PUBLIC  
10  
Harold A. Beck  
Notary Public