

51258 BOOK 105

MORTGAGE—Standard Form

(No. 52 A)

F. J. Boyles, Publisher of Legal Blanks, Lawrence, Kansas

This Indenture,

Made this 18th day of January
A. D., 1954, between Dorothy J. Pippert and Harry C. Pippert, her husband

of Lawrence in the County of Douglas and State of Kansas
of the first part, and Frank Fox and Martha C. Fox, husband and wife as joint tenants
with right of survivorship, and not as tenants in common.

of the second part.

Witnesseth, That the said parties of the first part, in consideration of the sum of
Five Thousand (\$5000.00) 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 parties of the second part, their 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:

Lots One (1) and Two (2) in Maple Lawn
an Addition to the City of Lawrence.

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 indefeasible estate of inheritance therein, free and clear of all
incumbrances

This grant is intended as a mortgage to secure the payment of Five Thousand (\$5000.00)
Dollars, according to the terms of one certain note this day executed and delivered by the
said parties of the first part to the
said parties of the second parties

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 parties of the second part their 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 heirs and assigns

In Witness Whereof, The said parties of the first part have hereunto set their
hand and seals the day and year first above written.
Signed, Sealed and delivered in presence of

STATE OF KANSAS,
Douglas County, } ss.

Be It Remembered, That on this 18th day of January A. D. 1954

before me, the undersigned a Notary Public
in and for said County and State, came Dorothy J. Pippert and
Harry C. Pippert, her husband
to me personally known to be the same persons who executed the foregoing 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 November 18, 1954

Harry J. Craig Notary Public

Recorded January 18, 1954 at 2:00 P. M.

Harold A. Beck Register of Deeds

The notary public herein named, being duly sworn, has caused this instrument to be recorded, and he has
thereby created and acknowledged the same, and this first day of July 1954.

Douglas County, Kansas
By Chester C. Jones, President

Attest: Harold A. Beck, Notary
(Corp. Seal)

Harold A. Beck
Notary Public
By James Beck

In Discharge of Mortgage 1251-100-394