

51289 BOOK 105

## MORTGAGE

(No. 52K)

Boyle's Legal Blanks—CASH STATIONERY CO.—Lawrence, Kansas

This Indenture, Made this 19th day of January 1954, between  
Ina Kizer, a single woman  
 of Lawrence, in the County of Douglas and State of Kansas  
 part Y of the first part, and Williams Investment Company  
 part X of the second part.

Witnesseth, that the said part Y of the first part, in consideration of the sum of

Four Thousand and Seven Hundred and Fifty and no/100 DOLLARS

to her duly paid, the receipt of which is hereby acknowledged, has sold, and by  
 this indenture does GRANT, BARGAIN, SELL and MORTGAGE to the said part X of the second part, the  
 following described real estate situated and being in the County of Douglas and State of  
 Kansas, to-wit:

Lot 63 on Rhode Island Street in the  
 City of Lawrence, Douglas County,  
 Kansas.

with the appurtenances and all the estate, title and interest of the said part Y of the first part therein.

And the said part Y of the first part do hereby covenant and agree that at the delivery hereof, she is 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.

and that she will warrant and defend the same against all parties making lawful claims thereto.

It is agreed between the parties hereto that the part Y 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 she 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 part Y of the second part, the loss, if any, made payable to the part Y of the second part to the extent of their  
 interest. And in the event that said part Y 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 part Y 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

Four Thousand and Seven Hundred and 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  
 day of JANUARY 1954 and by its terms made payable to the part Y 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 part Y 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 part Y 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 part Y 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 such manner as 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 surplus, if any there be,  
 shall be paid by the part Y making such sale, on demand, to the first part Y.

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 part Y of the first part has hereunto set her hand and seal the day and year  
 last above written.

Ina Kizer (SEAL)

STATE OF KANSAS  
 COUNTY OF Douglas

BE IT REMEMBERED, That on this 19th day of January A. D. 1954

before me, a Notary Public in the aforesaid County and State  
 came Ina Kizer, a single woman

to me personally known to be the same person 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 April 17 1954

Notary Public

Recorded January 21, 1954 at 9:20 A. M.

Release  
 I the undersigned owner of the within mortgage, do hereby acknowledge the full payment of the debt  
 secured thereby, and authorize the Register of Deeds to cancel the discharge of the mortgage of  
 record. Dated this 24 day of March, 1954.  
Williams Investment Co.  
 By L. J. Kizer owner.

Harold A. Beck Register of Deeds

Harold A. Beck  
 Reg. of Deeds  
Lawrence, Mo.