

51458 BOOK 105

MORTGAGE

(52K)

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

This Indenture, Made this Fifteenth day of February, in the year of our Lord one thousand nine hundred and fifty-four, between William C. Nelson and Estelle Nelson, husband and wife,

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

Witnesseth, that the said parties of the first part, in consideration of the sum of Four thousand two hundred and no/100 (\$4200.00) 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: Beginning at a point on the North line of the Southeast quarter of Section 6, Township 13, Range 20, which is 252 1/2 feet east of the Northwest corner of said quarter section; thence South parallel to Leonard Avenue 59 1/2 feet; thence East 550.65 feet to the right of way of the AT & SF Railroad; thence Northeasterly along said right-of-way to the North line of said quarter section; thence West along said line to place of beginning, containing 0.065 acres, more or less; said tract being known as tract "A" of survey No. 687 on file in the office of the Register of Deeds of Douglas County, Kansas, less a tract of land described as follows: Beginning at a point 212 feet south of the Northwest corner of Tract "A", thence East 3 1/2 feet; thence South 263 feet, thence West 3 1/2 feet, thence North 263 feet to the point of beginning. Subject to a loan to The First National Bank of Lawrence, recorded for \$3000.00 in the records of the Register of Deeds, Douglas County, Kansas, on Jan. 4, 1950, on Page 127, Book 27. Also the following described property: Lots numbered 7, 8, 9, 10, 11 and 12, in Evergreen Addition to the City of Lawrence. Free and clear of all encumbrances.

with the appurtenances and all the estate, title and interest of the said part 100 of the first part therein. And the said part 100 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,

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 part 100 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 part Y of the second part, the loss, if any, made payable to the part Y of the second part to the extent of its interest. And in the event that said part 100 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 two hundred and no/100 DOLLARS, according to the terms of one certain written obligation for the payment of said sum of money, executed on the fifteenth day of February 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 100 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 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 part Y making such sale, on demand, to the first part 100.

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

William C. Nelson (SEAL)
Estelle Nelson (SEAL)
(SEAL)
(SEAL)