

52656 BOOK 106

This Indenture, Made this 25th day of June
A. D. 19 54, between Elmer J. Cramer and his wife, Norma S. Cramer

of Lawrence, in the County of Douglas and State of Kansas
of the first part, and The Douglas County Building and Loan Association of the second part.

Witnesseth, That the said part ies of the first part, in consideration of the sum of Twenty Two Hundred Fifty and no/100 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 party of the second part, its 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:

Beginning at the Southwest corner of Lot No. Fourteen (14) in Addition No. Eight (8), in that part of the City of Lawrence, known as North Lawrence, thence North 138.2 feet, thence East 100 feet, thence South 138.2 feet, more or less, to the South line of said Lot No. Fourteen (14), thence West 100 feet to the place of beginning.

with all the appurtenances, and all the estate, title and interest of the said part ies 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

This grant is intended as a mortgage to secure the payment of Twenty Two Hundred Fifty and no/100 Dollars, according to the terms of one certain note this day executed and delivered by the said part ies of the first part to the said party y of the second part

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 party of the second part, its successors 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 party making such sale, on demand, to said parties of the first part, their heirs and assigns.

In Witness Whereof, The said part ies of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and delivered in presence of

Elmer J. Cramer (SEAL)

Norma S. Cramer (SEAL)

(SEAL)

(SEAL)

STATE OF KANSAS

Douglas County, ss.

Be It Remembered, That on this 26th day of June A. D. 19 54

before me, the undersigned, a Notary Public in and for said County and State, came Elmer J. Cramer and his wife Norma S. Cramer

to me personally known to be the same person as 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

19 55

Robert M. Sawyer Notary Public

Recorded Jun 25, 1954 at Lawrence, A. D.

RECEIVED

Harold A. Beck Register of Deeds.

that the same is hereby acknowledged and is full, and no part thereof is herein released, and the lien thereon is hereby acknowledged. The owners of said land this 16th day of July, 1954.

The Douglas County Building and Loan Association
By Robert M. Sawyer, Asst. Secretary.