

Ref. No. 10,323
Fee Paid \$2.00

52786 BOOK 106

MORTGAGE

(No. 52A)

Boyles Legal Blanks - Cash Stationery Co., Lawrence, Kansas

This Indenture,

Made this 13th. day of July
A. D. 1954, between John G. Niehoff and Ella Niehoff, his wife

of Lawrence, in the County of Douglas and State of Kansas
of the first part, and Harry A. Buckett

of the second part.

Witnesseth, That the said parties of the first part, in consideration of the sum of Eight Hundred Twenty (\$820.00) 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 party of the second part his 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:

Lot numbered Two Hundred Twenty-nine (229) in Fairfax Addition, to the City of Lawrence, as surveyed, platted and recorded in the office of the Register Of Deeds, for Douglas County.

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 Eight Hundred Twenty (\$820.00) 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 party 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 his 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 party 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 hands and seal the day and year first above written.

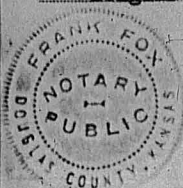
Signed, Sealed and delivered in presence of

John G. Niehoff (SEAL)
Ella Niehoff (SEAL)
(SEAL)
(SEAL)

STATE OF KANSAS,

Douglas County,

ss.



BE IT REMEMBERED, That on this 13th. day of July A. D. 1954

before me, the undersigned a Notary Public

in and for said County and State, came John G. Niehoff and Ella Niehoff, his wife

to me personally known to be the same person 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 July 7 1956

Frank Fox Notary Public