

52962 BOOK 106

MORTGAGE

(No. 52K)

Boyles Legal Blanks—CASH STATIONERY CO.—Lawrence, Kansas

This Indenture, Made this 30th day of July, 1954, between
Howard E. Burnett and Barbara Burnett, husband and wife

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

Witnesseth, that the said part 100 of the first part, in consideration of the sum of Four Thousand Five Hundred and no/100-----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:

For a point of beginning go 167.8 feet North of a point 466.6 feet North and 29.8 feet East of the Southwest corner of the Southeast Quarter of Section Six (6), Township Thirteen (13), Range Twenty (20); thence East 300 feet; thence North 50 feet; thence West 300 feet; thence South 50 feet to the point of beginning.

with the appurtenances and all the estate, title and interest of the said part 10 of the first part therein.

And the said part 1.83 of the first part do hereby covenant and agree that at the delivery hereof they are the lawful owner, S 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 1.05 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 1.05 of the second part, the loss, if any, made payable to the part 1.05 of the second part to the extent of 1.05 interest. And in the event that said part 1.05 of the first part shall fail to pay such taxes when the same become due and payable or to keep the premises insured as herein provided, then the part 1.05 of the second part may pay said taxes and insurance, or either, and the amount so paid shall be 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 Five Hundred and
no/100----- DOLLARS

according to the terms of 028 certain written obligation for the payment of said sum of money, executed on the 30th day of July 19 54, 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 183 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 now are, 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 and conditions of this deed of 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 use 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 parties.

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 1st of the first part has hereunto set their hand s and seal s the day and year last above written.

James E. Bennett (SEAL)

Barbara Barnett (SEAL)

(SEAL)

NAME OF Kansas

Douglas

COUNTY. } SS

BE IT REMEMBERED, That on this 30th day of July A. D. 1951

before me, a _____ notary public, _____ in the aforesaid County and State,
came _____ Howard E. Burnett and Barbara Burnett, husband
and wife

to me personally known to be the same person....⁸ 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 Country Date Apr 11 21 19 58

me, and affixed my official seal on the day and

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