

MORTGAGE 53163 BOOK 107

THIS INDENTURE, Made this 18th day of August in the year of our Lord
nineteen hundred and fifty four

by and between John F. Kapfer and Johanne Vaughn Kapfer, husband and wife

of the County of Douglas and State of Kansas, parties of the first part, and THE
STANDARD LIFE ASSOCIATION, of Lawrence, Kansas, party of the second part:

WITNESSETH, That the said parties of the first part, in consideration of the sum of

-----Ten thousand-----

DOLLARS

to them in hand paid, the receipt whereof is hereby acknowledged, do by these presents GRANT, BARGAIN,
SELL and CONVEY unto the said party of the second part, its successors and assigns, all of the following de-
scribed real estate, situated in the County of Douglas and State of Kansas, to-wit:

Beginning at the Northwest corner of the
East Half of the Northwest Quarter of the
Southwest Quarter of Section 1, Township 13
South, Range 19 East of the 6th P.M.; thence
East 100 feet; thence South 150 feet; thence
West 100 feet; thence North 150 feet, to the
place of beginning.

TO HAVE AND TO HOLD the same, with all and singular the hereditaments and appurtenances there-
unto, belonging or in anywise appertaining, and all rights of homestead exemption, unto the said party of the
second part, and to its successors and assigns, forever. And the said parties of the first part do hereby covenant
and agree that at the delivery hereof, that 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, and that they will
warrant and defend the same in the quiet and peaceable possession of said party of the second part, its succe-
ssors and assigns, forever, against the lawful claims of all persons whomsoever.

PROVIDED, Always, and these presents are upon the following agreements, covenants and conditions,
to-wit:

FIRST. That the parties of the first part are justly indebted to the party of the second part in the sum of

-----Ten thousand-----

DOLLARS,

according to the terms of one certain mortgage note of even date herewith, executed by said
parties of the first part, in consideration of the actual loan of the said sum, and payable as follows:

September 1	1954	\$106.10 and \$106.10 on the first day 19	\$
	19	of each succeeding month until	\$
		the full amount with interest	\$
	19	is paid. Any unpaid balance 19	\$
	19	becomes due August 1, 1964. 19	\$
	19	19	\$

to the order of the said party of the second part with interest thereon at the rate of 5 per cent per an-
num, payable ^{monthly} ~~semi-annually~~, on the first days of each month and
in each year, according to the terms of said note; both principal and interest and all other indebtedness accru-
ing hereunder being payable in lawful money of the United States of America, at the Home Office of THE
STANDARD LIFE ASSOCIATION, Lawrence, Kansas, or at such other place as the legal holder of the princi-
pal note may in writing designate, and said note bearing ten percent interest after maturity.