

Reg. No. 11,532  
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58595 BOOK 107

MORTGAGE

(No. 52 K)

F. J. Boyles, Publisher of Legal Blanks, Lawrence, Kansas

This Indenture, Made this 27th day of September, in the  
year of our Lord one thousand nine hundred and fifty four  
A.J. Morris and Rubey A. Morris, his wife between

of Eudora, in the County of Douglas and State of Kansas.  
part of the first part, and Lester L. Burt or Alveretta C. Burt, his wife

parties of the second part.

Witnesseth, that the said part 1st of the first part, in consideration of the sum of

Forty 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 1st of the second part, the following described  
real estate situated and being in the County of Douglas and State of Kansas, to-wit:  
The Southeast Quarter of the Southeast Quarter of the Southwest Quarter, of  
Section Four (4), Township Thirteen (13), South of Range Twenty-one (21), East  
of the Principal Meridian, containing 8.16 acres more or less.

with the appurtenances and all the estate, title and interest of the said part 1st of the first part therein.

And the said part 1st of the first part do hereby covenant and agree that at the delivery hereof they were the lawful owner of  
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 1st of the first part shall at all times during the life of this indenture, pay all taxes or assessments  
that may be levied or assessed against said real estate when the same becomes due and payable, and that they 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 1st of the second part, the following described  
loss, if any, made payable to the part 1st of the second part to the extent of their interest. And in the event that said part 1st 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 1st 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

Forty five hundred and no/100 DOLLARS,  
according to the terms of said certain written obligation for the payment of said sum of money, executed on the 27th day of  
September 1954, and by said terms made payable to the part 1st 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 1st 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 1st 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 1st 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 1st making such sale, on demand, to the first part 1st.

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 have hereunto set their hand and  
seal the day and year last above written.

A.J. Morris (SEAL)  
Rubey A. Morris (SEAL)  
(SEAL)

STATE OF KANSAS  
COUNTY OF DOUGLAS

SS.

Be It Remembered, That on this 27th day of September A.D. 1954  
before me, a Notary Public in the aforesaid County and State,  
came A.J. Morris and Rubey A. Morris

to me personally known to be the same person 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.

W.C. Mercier  
Notary Public

My Commission Expires August 18th 1955



Frank G. Beck Register of Deeds.

by James C. Brown  
Register

Alveretta C. Burt, his wife, when.