

54109 BOOK 107

This Indenture, Made this 13th day of November
A. D. 19 54, between James A. Brooks and his wife, Irma A. Brooks
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 1st... of the first part, in consideration of the sum of Seventy Five Hundred 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:

The South Half of Lot No. Forty Eight (48), less the South One foot thereof on Vermont Street, in the City of Lawrence, also Lot No. Twenty Four (24) in Block No. Fifteen (15) in Lane Place Addition, an Addition to the City of Lawrence.

with all the appurtenances, and all the estate, title and interest of the said part 1st... 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 Seventy Five Hundred and no/100 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, 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 1st... 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

James A. Brooks (SEAL)
Irma A. Brooks (SEAL)

(SEAL)

(SEAL)

STATE OF KANSAS
Douglas County, ss.



Be It Remembered, That on this 18th day of November A. D. 19 54 before me, the undersigned, a Notary Public in and for said County and State, came James A. Brooks and his wife, Irma A. Brooks

to me personally known to be the same person(s) 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.

Myers

19 54

Robert M. Myers

Notary Public

Harold W. Dick

Register of Deeds

Witness my hand and seal, 19 54, at 2:15 A.M.

Notarially proven having been paid in full, this mortgage is hereby released, and the money secured hereby.

Witness my hand this 1st day of February 19 55

The Douglas County Building and Loan Association
By Pearl Emick
Secretary