

54149 BOOK 107

MORTGAGE

(No. 52K)

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

This Indenture, Made this 5th day of October, 1954, between

Seth Welsh and Opal Welsh, his wife

of Lawrence, in the County of Douglas and State of Kansas
parties of the first part, and Morris Cohen

part. Y of the second part.

Witnesseth, that the said part. ies of the first part, in consideration of the sum of
One thousand and no/100 DOLLARS

to them duly paid, the receipt of which is hereby acknowledged, ha⁹ sold, and by
this indenture do^{es} 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:

Beginning at a point 93.23 rods South of the Northeast corner of Section
(18) Eighteen, Township Fourteen (14), Range Twenty (20), thence West to the center of ravine,
running in a Northern direction, thence Southernly along said ravine, following the meandering
thereof to the South line of said Quarter Section line, thence East to the Southeast corner
of Quarter Section, thence North to place of beginning. Containing Twenty four (24) and a
fraction acres, less the following described tract: Beginning at the East line of the
roadway at the South side of said tract running East One Hundred Twenty (120) feet, thence
North Twenty (20) feet, thence West One Hundred Twenty (120) feet to East line or said roadway.

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

And the said part. ies of the first part do^{es} hereby covenant and agree that at the delivery hereof 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.

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. ies 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
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. Y of the second part, the loss, if any, made payable to the part. Y of the second part to the extent of
interest. And in the event that said part. ies 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. Y 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 One Thousand and no/100 DOLLARS,
(\$1,000.00)

according to the terms of a certain written obligation for the payment of said sum of money, executed on the 5th
day of October, 1954, and by said 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. ies 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. Y of the second part to take possession of the said premises and all the improve-
ments 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. Y making such sale, on demand, to the first part. ies.

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. ies of the first part ha^{ve} hereunto set their hand s and seal the day and year
last above written.

Seth Welsh (SEAL)
Opal Welsh (SEAL)
(SEAL)
(SEAL)

STATE OF Kansas } ss.
Douglas COUNTY,

BE IT REMEMBERED, That on this 5th day of October, A. D. 1954
before me, a Notary Public, in the aforesaid County and State,
came Seth Welsh and Opal Welsh, his wife

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.



Delbert C. Richardson
Notary Public

Recorded November 23, 1954 at 2:50 P.M.

Register of Deeds

RELEASE

I the undersigned, owner of the within mortgage, do hereby acknowledge the full payment of the debt secured
thereby, and authorize the Register of Deeds to enter the discharge of this mortgage of record. Dated this
21st day of March 1957. H. A. Luckett, Mortgagee. Owner.

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