

MORTGAGE

(No. 52 K)
Book-110

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This Indenture, Made this 22 day of JUNE, in the year of our Lord one thousand nine hundred and 1915, between James E. Sharpe and Emma M. Sharpe, his wife

of Ottawa, in the County of Franklin and State of Kansas
part 1st of the first part, and F. E. Walt of Baldwin City, Kansas

part V of the second part.

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

Thirty Seven Hundred Fifty 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 V of the second part, the following described real estate situated and being in the County of Douglas and State of Kansas, to-wit:

Tract I: Lots One Hundred Seventy-three (173), One Hundred Seventy-five (175) and One Hundred Seventy-seven (177), on High Street in the City of Baldwin, Douglas County, Kansas.

Tract II: Beginning at a point 186 feet north of the Southeast corner of the Northwest Quarter of Section Four (4), Township Fifteen (15) South, Range Twenty (20) East of the Sixth Principal Meridian; thence North 594 feet, more or less, along the East line of said Quarter Section to a point due West of the North line of Fremont Street in the City of Baldwin City, Kansas; thence due West as a continuation of said North line of Fremont Street 540 feet; thence South parallel with the East line of said Northwest Quarter 594 feet, more or less, to a point 540 feet due West of the point of beginning; thence East 540 feet to point of beginning, in Douglas County, Kansas.

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 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.

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 become 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 V of the second part, the loss, if any, made payable to the part 1st of the first part to the extent of interest. And in the event that said part V of the second 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 first 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

Thirty Seven Hundred Fifty DOLLARS,

according to the terms of one certain written obligation for the payment of said sum of money, dated June 11 day of June 1915, and by 1st terms made payable to the part V 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 V 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 V 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.

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

James E. Sharpe (SEAL)
Emma M. Sharpe (SEAL)
(SEAL)
(SEAL)