

MORTGAGE

58972

(No. 52K)

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

Book 110

This Indenture, Made this 29th day of July, 1955 between
William Owen Mitchell and Maude Mitchell, husband and wife

of Lawrence in the County of Douglas and State of Kansas

parties of the first part, and The Lawrence National Bank, Lawrence, Kansas
party of the second part.

Witnesseth, that the said parties of the first part, in consideration of the sum of
Five Thousand 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 party of the second part, the

following described real estate situated and being in the County of Douglas and State of

Kansas, to-wit: On 1. All that part of the Southeast Quarter of Section 10, Township 12, South
of Range 19, East, lying North of Right-of-way of the Atchison, Topeka & Santa Fe
Railway, East of the 6th principal Meridian in Douglas County, Kansas, being 147.50
acres more or less, less .22 acres to Douglas County Kaw Drainage District as described in
Deed Book 137, on page 420, in the records of the Register of Deeds of Douglas County, Kansas,
being a net acreage of 147.28 acres more or less.

2. Beginning at the Southwest corner of the Northeast Quarter of Section 10, Township 12,
Range 19, thence North 71 rods more or less, to the South Bank of the Kansas River, thence
in a Southeasterly direction following the South Bank of the Kansas River to a point 20 rods
East of the West line and 50 rods North of the point of beginning, thence in a southeasterly
direction to a point 41 rods East of the point of beginning, thence West 41 rods to the
point of beginning containing 104 acres more or less, less 3.09 acres to Douglas County Kaw
Drainage District as described in Deed Book 137 on page 420, in records of the Register of
Deeds of Douglas County, Kansas, and containing net acreage of 7.41 acres more or less.

3. All that part of the Southeast Quarter of Section 10, Township 12, Range 19 East, lying
between two lines located respectively 50 feet Northerly of and 100 feet Northerly of,
normally distant from and parallel to the center line of the Main Tract of the Atchison,
Topeka & Santa Fe Railway Company, containing 1.96 acres more or less, in Douglas County,
Kansas.

Including the rents, issues and profits thereof provided however that the Mortgagors shall
be entitled to collect and retain the rents, issues and profits until default hereunder.

with the appurtenances and all the estate, title and interest of the said parties 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,

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 parties 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 will
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 party of the second part, the loss, if any, made payable to the party of the second part to the extent of its
interest. And in the event that said parties 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 party of the second part may pay said taxes and insurance, or either, and the amount
to 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

DOLLARS,

according to the terms of a certain written obligation for the payment of said sum of money, executed on the 16th

day of May 1955, and by its terms made payable to the party 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 party 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 parties 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 party 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 party making such sale, on demand, to the first parties.

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 parties of the first part have hereunto set their hands and seals the day and year
last above written.

William Owen Mitchell (SEAL)
Maude Mitchell (SEAL)
Maude Mitchell (SEAL)
(SEAL)