

57158 Book 110

MORTGAGE

(No. 52 R)

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This Indenture, Made this 1st. day of August, in the year of our Lord one thousand nine hundred and fifty five between Joe Thomas Spencer and Carrie Hester Spencer, his wife

of Eudora, in the County of Douglas and State of Kansas
part 1st of the first part, and Kaw Valley State Bank, Eudora, Kans.

Witnesseth, that the said part 1st of the second part

Thirty Eight Hundred and no/100 of the first part, in consideration of the sum of

to them DOLLARS

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:

Lots Nos. Eight (8), Nine (9), and Ten (10), in Block No. One hundred twelve (112),

In the City of Eudora, Kans as

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 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 become due and payable, and that the part 1st of the second part, shall 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 loss, if any, made payable to the part 1st of the second part to the extent of its 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

Thirty eight hundred and no/100 DOLLARS,

according to the terms of ONE certain written obligation for the payment of said sum of money, executed on the 1st. day of August 1955, 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 at herein specified, and the obligation contained therein fully discharged. If default be made in such payment 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 power 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 return the amount then unpaid of principal and interest, together with the costs and charges incident thereto, and the surplus, if any, shall be paid by the part 1st of the second part, 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 herein 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 hereunto set their hand and seal the day and year last above written.

(SEAL)

(SEAL)

STATE OF KANSAS
COUNTY OF DOUGLAS

Be It Remembered, That on this 1st. day of August, A.D. 1955, before me, a Notary Public in the aforesaid County and State, came Joe Thomas Spencer, and Carrie Hester Spencer, 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.

W.C. Mercier
Notary Public

My Commission Expires August 12th. 1955

Recorded August 16, 1955 at 4:10 P.M.

Harold A. Beck Register of Deeds.

This mortgage was filed in the original mortgage recorded by the State of Kansas
Harold A. Beck
Reg. of Deeds