

MORTGAGE

This Indenture, Made this 23rd day of Nov. in the year of our Lord one thousand nine hundred and Fifty Five between Roy C. Travis and Verna L. Travis, his wife,
of Ottawa, in the County of Franklin and State of Kansas
of the first part, and F.S. Cannady and Elma J. Cannady, his wife, and the survivor
of them as joint tenants and not as tenants in common,
party of the second part:

Witnesseth, That the said parties of the first part, in consideration of the sum of Fifty Five Hundred and no/100 (\$5500.00) 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 parties of the second part, their 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:

A tract commencing at the S.E. corner of Sec. 33, Twp. 14, Rng. 20, thence running West 10 rods, thence North 40 rods, thence East 10 rods, thence South 40 rods to the place of beginning, containing 2 1/2 acres, Douglas County, Kansas;

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 encumbrances whatsoever.

First party hereby agrees to keep both fire and tornado policies of insurance on the buildings on said premises, in some company or companies approved by said second party, for the benefit of said second party, or assigns, in the sum of not less than Five Thousand and no/100 Dollars each, and shall deliver the policies to said second party, and should said first party neglect so to do, the legal holder hereof may effect such insurance, and recover of said first party the amount paid therefor with interest at ten per cent per annum, and this mortgage shall stand as security therefor.

This Grant is intended as a Mortgage to secure the payment of the sum of Fifty Five Hundred and no/100 Dollars, according to the terms of a certain mortgage note or bond this day executed by the said parties of the first part and payable on the 23rd day of November 1960, to the order of said second party, with interest thereon according to the tenor thereof payable semi-annually according to the terms of said note, interest not to exceed, and all of said notes bearing ten per cent interest after due; both principal and interest being payable in lawful money of the United States of America at Ottawa, Kansas.

And this conveyance shall be void if such payment be made as herein specified. But if default be made in such payment, or any part thereof, or interest thereon, or if the taxes on said land are not paid when the same become due and payable, or if the insurance is not kept up thereon, as provided herein, or if the buildings are not kept in good repair, or if the improvements are not kept in good condition, or if waste is committed on said premises, then this conveyance shall become absolute, and the whole sum remaining unpaid shall immediately become due and payable at the option of the holder hereof; and it shall be lawful for the said party of the second part, executor, administrator and assigns, at any time thereafter, to take possession of the said premises and all the improvements thereon, and receive the rents, issues and profits thereof, 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 of making such sale, and the overplus, if any there be, shall be paid by the parties making such sale, on demand, to the said first parties or their heirs and assigns.

In Witness Whereof, The said parties of the first part have hereunto set their hands and seal the day and year last above written.

Signed, Sealed and delivered in presence of:

Roy C. Travis (Seal)
Verna L. Travis (Seal)
(Seal)

STATE OF KANSAS,

Franklin County, ss.

Be It Remembered, That on this 23rd day of Nov. A. D., 1955, before me, a Notary Public in and for said County and State, came Roy C. Travis and Verna L. Travis, his wife,

to me personally known to be the same persons 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.

E. E. Haley Notary Public
(E. E. Haley)
Commission expires on the 14th day of Oct. 1956.

Recorded December 2, 1955 at 4:30 P.M.

Harold Beck Register of Deeds