

58988 Book 112

**This Indenture,** Made this 9th day of March  
A. D. 19 56, between James E. Baker and his wife, Grace Baker

of Lawrence, In the County of Douglas and State of Kansas  
of the first part, and The Douglas County Building and Loan Association of the second part.

Witnesseth, That the said parties of the first part, in consideration of the sum of Nine Thousand and no/100 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 party of the second part, its 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:

The North Half of the North East Quarter of Section Eight (8), Township Fourteen (14), Range Twenty (20), and

The South 60 acres of the West Half of the South West Quarter of Section Twelve (12), Township Fourteen (14), Range Nineteen (19).

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

This grant is intended as a mortgage to secure the payment of Nine Thousand and no/100 Dollars, according to the terms of one certain note this day executed and delivered by the said part ies of the first part to the said part y of the second part

and this conveyance shall be void if such payments be made as herein specified. But if default be made in such payments, or any part thereof, or interest thereon, or the taxes, or if the insurance is not kept up thereon, then this conveyance shall become absolute, and the whole amount shall become due and payable, and it shall be lawful for the said party of the second part, its successors and assigns, at any time thereafter, to sell the premises hereby granted, or any part thereof, in the manner prescribed by law; and out of all the moneys arising from such sale to retain the amount then due for principal and interest, together with the costs and charges of making such sale, and the surplus, if any there be, shall be paid by the party making such sale, on demand, to said parties of the first part, their heirs and assigns.

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

Signed, Sealed and delivered in presence of

James E. Baker (SEAL)  
James E. Baker

Grace E. Baker (SEAL)

Grace Baker (SEAL)

(SEAL)

STATE OF KANSAS  
Douglas

County, ss.

Be It Remembered, That on this 10th day of March A. D. 19 56

before me, the undersigned, a Notary Public in and for said County and State, came James E. Baker and his wife, Grace Baker

to me personally known to be the same person s who executed the foregoing instrument of writing, 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.

December 31

My Commission expires 19 56

Pearl Emick Notary Public  
Pearl Emick

Recorded March 12, 1956 at 2:20 P.M.

RELEASE.

The note herein described having been paid in full, this mortgage is hereby released, and the lien thereby created discharged. As witness my hand this 12th day of December 1956.

THE ANCHOR SAVINGS AND LOAN ASSOCIATION

formerly The Douglas County Building and Loan Association  
By John C. Emick Vice-President

(Corp. Seal)

See Index Release See Book 120- Page 79

This document was written in the original mortgage

entered the 12th day of December 1956

Harold G. Beck Reg. of Deeds

By James E. Baker (Corp. Seal)