

MORTGAGE

Book 113

(No. 52K)

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

This Indenture, Made this 15th day of August, 1956 between  
Edson F. Mills and Edna M. Mills, husband and wife

of Lawrence, in the County of Douglas and State of Kansas  
part 10 of the first part, and The Lawrence Building and Loan Association  
part 7 of the second part.

Witnesseth, that the said part 10 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 part 7 of the second part, the  
following described real estate situated and being in the County of Douglas and State of  
Kansas, to-wit:

For a point of beginning go 167.8 feet North of a point  
466.6 feet North and 29.8 feet east of the Southwest  
corner of the Southeast Quarter of Section Six (6),  
Township Thirteen (13), Range Twenty (20); thence East  
300 feet; thence North 50 feet; thence West 300 feet;  
thence South 50 feet to the point of beginning, in the  
City of Lawrence.

with the appurtenances and all the estate, title and interest of the said part 10 of the first part therein.

And the said part 10 of the first part do hereby covenant and agree that at the delivery hereof they are 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 part 10 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 part 7 of the second part, the loss, if any, made payable to the part 7 of the second part to the extent of the  
interest. And in the event that said part 10 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 7 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 Five Thousand and no/100 DOLLARS,  
according to the terms of SMS certain written obligation for the payment of said sum of money, executed on the 15th

day of August, 1956, and by its terms made payable to the part 7 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 7 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 10 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 7 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  
make the amount then owed 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 7 making such sale, on demand, to the first part 10.

It is agreed by the parties hereto that the terms and provisions of this Indenture and each and every obligation therein contained, and all  
conditions, covenants, warranties and terms hereof, shall be obligatory upon the heirs, executors, administrators, personal representatives,  
successors and assigns of the respective parties hereto.

In witness whereof, the part 10 of the first part has hereunto set their hands and seal S the day and year

Edson F. Mills (SEAL)  
Edson F. Mills (SEAL)  
Edna M. Mills (SEAL)  
Edna M. Mills (SEAL)