

MORTGAGE

60427

(NO. 52A)

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

BOOK 113

**This Indenture,**Made this 6th day of AugustA. D. 1956, between Max L. Rife and Wilma K. Rife, His Wifeof Lawrence, in the County of Douglas and State of Kansas  
of the first part, and Edward W. Mann and Barbara M. Mann, His Wife

of the second part.

Witnesseth, That the said parties of the first part, in consideration of the sum of

Three thousand four hundred sixteen and 74/100 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 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:Lot 72 in Breezedale, an Addition to the City of Lawrence, Douglas County, Kansas, and further known as 131 Pawnee

with all 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 owner of the premises above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances except one first mortgage in favor of the Capitol Federal Savings and Loan Co. in the original amount of \$9,100, and recorded Sept. 10, 1953 in Book 182, page 145 in the Register of Deeds Office of Douglas County Kansas.This grant is intended as a mortgage to secure the payment of \$3,410.74Dollars, according to the terms of a certain note this day executed and delivered by the said parties of the first partto the said parties of the second part, their heirs or assignsspecified, 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 parties of the second part their executors, administrators 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 overplus, if any there be, shall be paid by the parties making such sale, on demand, to said parties of the first parttheir heirs and assignsIn Witness Whereof, The said parties 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

Max L. Rife (SEAL)  
Wilma K. Rife (SEAL)  
Wilma K. Rife (SEAL)

STATE OF KANSAS,

Douglas County, ss.Be It Remembered, That on this 6th day of August A. D. 1956before me, the undersigned, a Notary Public in and for said County and State, came Max L. Rife and Wilma K. Rife his wife

to me personally known to be the same persons 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.

My Commission expires April 18th 1959Robert P. Harrison Notary PublicHarold A. Beck Register of Deeds

ATTEST:  
Harold A. Beck  
Register of Deeds

I, Lucille E. Allison, Clerk of the District Court, Douglas County, Kansas, do hereby certify that this said Indenture of Mortgage of the mortgage herein recorded was duly recorded in the Register of Deeds Office of Douglas County, Kansas, on the 27th day of August, 1956, and that the same is duly recorded in Journal Book 113, page 145, and that the same is duly recorded in Journal Book 113, page 145, and that the same is duly recorded in Journal Book 113, page 145, and that the same is duly recorded in Journal Book 113, page 145.