

Reg. No. 13,217
Fee Paid \$21.25

MORTGAGE

16-2-T. W.

62471

BOOK 115

Hall Litho. Co., Topeka

THIS INDENTURE, Made this 23rd day of April A. D. 19 57
between Ralph Rake and Opal F. Rake, his wife,
of Douglas County, in the State of Kansas, of the first part
and Lacy Dexter and Fay Dexter, his wife, as joint tenants
of Douglas County, in the State of Kansas, of the second part:

WITNESSETH, That said parties of the first part, in consideration of the sum of
Eighty-five hundred - - - - - and 10 DOLLARS,
the receipt of which is hereby acknowledged, do by these presents, grant, bargain, sell and convey
unto said parties of the second part, their heirs and assigns, all the following described Real
Estate, situated in Douglas County, and State of Kansas to wit:

Beginning at the northeast corner stone of the North-
west fractional quarter of section thirty-one(31),
Township twelve(12), Range Eighteen(18), Douglas
County, Kansas, thence west Ten rods, thence South
Eight(8) rods, thence east Ten(10) rods, thence
North Eight rods, to the place of beginning, contain-
ing one-half acre.

TO HAVE AND TO HOLD THE SAME, Together with all and singular the tenements, heredita-
ments and appurtenances thereunto belonging or in anywise appertaining, forever.

PROVIDED, ALWAYS, And these presents are upon this express condition, that whereas, said
Ralph Rake

has this day executed and delivered his certain promissory note in writing to said part
of the second part, of which the following is a copy:

\$8500.00

Stull, Kansas, April 23rd, '57

For value received, we promise to pay to the order of
Lacy Dexter Eighty-Five Hundred Dollars in install-
ments, as follows:

Fifty dollars on October 23rd, 1957 and like amount
on April 23rd and October 23rd, 1958 on principal and
interest on each payment date at 3% per annum on un-
paid portion of principal. The balance of \$8500
payable on April 23rd, 1959 together with interest
at 3% per annum.

This note is secured by first mortgage on real estate
in Douglas County, Kansas.

Ralph R. Rake
Ralph Rake

Opal F. Rake
Opal F. Rake

NOW, If said party of the first part shall pay or cause to be paid to said parties of the second
part, their heirs or assigns, said sum of money in the above described note mentioned,
together with the interest thereon, according to the terms and tenor of the same, then these presents
shall be wholly discharged and void; and otherwise shall remain in full force and effect. But if said sum
or sums of money, or any part thereof, or any interest thereon, is not paid when the same is due, or if the
taxes and assessments of every nature which are or may be assessed and levied against said premises, or
any part thereof, are not paid when the same are by law made due and payable, then the whole of said
sum and sums, and interest thereon, shall and by these presents become due and payable at the option
of the holder hereof, and said parties of the second part shall be entitled to the possession of said
premises.

IN WITNESS WHEREOF, The said parties of the first part hereunto set their
hands the day and year first above written.

Ralph R. Rake
Ralph Rake

Opal F. Rake
Opal F. Rake