

63500 BOOK 116

SECOND MORTGAGE

(No. 11)

F. J. Boyles, Publisher of Legal Blanks, Lawrence, Kansas

This Indenture, Made this 10th day of August 19 57

between William P. Augustine and Rose Marie Augustine
of Douglas County, in the State of Kansas of the first part, and
Leonard E. Giddens and Boulah E. Giddens
of Kansas City, Mo. Comty, in the State of Kansas, of the second part:

Witnesseth, That the said parties of the first part, in consideration of the sum of
Eight hundred seventy-two and 89/100 - - - 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 the County
of Douglas and State of Kansas, to-wit:

Lot Ten (10), in Block Six (6) in Sunset Hill Estate Subdivision, in
the City of Lawrence, Kansas.

TO HAVE AND TO HOLD THE SAME, Together with all and singular the tenements, hereditaments and appurte-
nances thereunto belonging, or in anywise appertaining forever:

PROVIDED ALWAYS, and these presents are upon this express condition, that whereas said
William P. Augustine & Rose Marie Augustine have this day executed and delivered
certain promissory note to said parties of the second part, for the sum of
DOLLARS

bearing even date herewith, payable at
Kansas, in equal installments of Twenty-five - - - DOLLARS
each, the first installment payable on the 1st day of September 19 57, the second
installment on the 1st day of October 19 57, and one installment on the
and the 1st day of each month thereafter until paid in full,
days of and in each year thereafter, until the entire sum is fully paid.

Whereas, this mortgage is made subject to one first mortgage upon the above described real estate, for the sum of \$ 9450.00
with interest thereon at the rate of 4 1/2 per cent, payable annually, now if default shall be made in the payment of the
amount secured by said first mortgage or any part thereof or of any interest thereon at the time it shall become due and payable according
to the express terms of said mortgage, then the party of the second part or his assigns or the legal holder of this mortgage and the note
secured hereby, may at his option, for the protection of this mortgage, make said payments of principal or interest, and the amount so paid
shall be added to the amount secured by this mortgage and shall be secured hereby and shall draw interest at the rate of ten per cent. from
the time of said payment, and he may declare this mortgage and note due and payable at any time thereafter and shall be entitled to
immediate possession of said premises and foreclosure of this mortgage.

And if default be made in the payment of any one of the installments described in this mortgage and note when due, or any part
thereof, then all unpaid installments shall become immediately due and payable, at the option of the parties of the second part or the
legal holder of said note and shall draw interest at the rate of ten per cent. per annum from the date of said note until fully paid.

Appraisement waived at option of mortgagee.
Now if said William P. Augustine and Rose Marie Augustine
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; and 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, or if the insurance is
not kept up, then the whole of said sum and sums and interest thereon, shall and by these presents become due and payable, and said
parties of the second part shall be entitled to the possession of said premises and foreclosure of this mortgage.

And the said parties of the first part, for them and their heirs, do hereby covenant to and with
the said parties of the second part, executors, administrators and assigns, that they are lawfully seized in fee of said
premises, and have good right to sell and convey the same, that said premises are free and clear of all encumbrances,

and that they will, and their heirs, executors and administrators shall, forever warrant and defend the title of the said
premises against the lawful claims and demands of all persons whomsoever.

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

ATTEST:

William P. Augustine
William P. Augustine
Rose Marie Augustine
Rose Marie Augustine