

63879

BOOK 116

MORTGAGE

(No. 52K)

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

This Indenture, Made this 10th day of September, 1957 between Edward Paul Harris, also known as and being one, the same and identical person as Eddie Harris, and Norma Jean Harris, husband and wife, of Lawrence, in the County of Douglas and State of Kansas parties of the first part, and the Vickers Petroleum Co., Inc., Wichita, Kansas, party of the second part.

Witnesseth, that the said parties of the first part, in consideration of the sum of Seven-Thousand-Eight-Hundred-Eight and 70/100 Dollars (\$7,808.70) 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 party of the second part, the following described real estate situated and being in the County of Douglas and State of Kansas, to-wit:

Lots eight (8) and nine (9) of Block 14 in Hasford's Subdivision, a part of Babcock's enlarged addition, in the City of Lawrence.

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

And the said party 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, EXCEPT first mortgage dated 9-22-56, recorded in Book 113, page 426, Register of Deeds' Office Douglas County, Kansas, 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 parties 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 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 party of the second part, the loss, if any, made payable to the party of the second part to the extent of its interest. And in the event that said party 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 party 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 Seven-Thousand-Eight-Hundred-Eight and 70/100 Dollars (\$7,808.70)

according to the terms of a certain written obligation for the payment of said sum of money, executed on the 10th day of September, 1957, and by such terms made payable to the party 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 party 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 parties 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 party of the second part its SUCCESSORS OR ASSIGNS to take possession of the said premises and all the improvements 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 retain the amount then unpaid of principal and interest, together with the costs and charges incident thereto, and the overplus, if any there be, shall be paid by the party making such sale, on demand, to the first parties.

It is agreed by the parties hereto that the terms and provisions of this Indenture and each and every obligation therein contained, and all benefits accruing therefrom, shall extend and inure to, and be obligatory upon the heirs, executors, administrators, personal representatives, assigns, and successors of the respective parties hereto.

In Witness Whereof, the parties of the first part hereunto set their hands and seals the day and year last above written.

Edward Paul Harris (SEAL)
Norma Jean Harris (SEAL)

STATE OF Kansas

Douglas

COUNTY,

BE IT REMEMBERED, That on this 11th day of September A.D. 1957

before me, Rosemary Merriman

a Notary Public in and for said County and State, came Edward Paul Harris, also known and being one, the same and identical person as Eddie Harris, and Norma Jean Harris, husband and 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.

Rosemary Merriman Notary Public

Commission expires April 26, 1961

This release was written on the original mortgage entered this 29 day of August 1957

Recorded in Book 116, Page 426

By James B. Beck, Register of Deeds

Recorded September 17, 1957 at 3:55 P.M.

RELEASE

I the undersigned, owner of the within mortgage, do hereby acknowledge the full payment of the debt secured thereby, and authorize the Register of Deeds to enter the discharge of this mortgage of record. Dated this 22nd day of July 1963.

(Corp. Seal)

THE VICKERS PETROLEUM CO., INC.
By: J. W. Meehan, Vice President

Mortgages, Owner.