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BOOK 119

SECOND MORTGAGE

(No. 49)

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

This Indenture, Made this 26th day of December 1953

between John C. Boardman and Dorothy I. Boardman, his wife

of Douglas County, in the State of Kansas of the first part, and

Glenn L. Kappelman

of Douglas

County, in the State of Kansas, of the second part:

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

Fourteen Hundred Six and 96/100 (1,406.96)----- DOLLARS,

the receipt of which is hereby acknowledged, do by these presents grant, bargain, sell and convey unto said part y of the second part, his heirs and assigns, all the following described Real Estate, situated in the County of Douglas and State of Kansas, to-wit:

Lot Three (3), in Block One (1), in Green's Subdivision in the City of Lawrence, Kansas

TO HAVE AND TO HOLD THE SAME, Together with all and singular the tenements, hereditaments and appurtenances therunto belonging, or in anywise appertaining forever:

PROVIDED ALWAYS, and these presents are upon this express condition, that whereas said John C. Boardman and Dorothy I. Boardman, his wife have this day executed and delivered one certain promissory note to said part y of the second part, for the sum of

Fourteen Hundred Six and 96/100 (\$1,406.96)----- DOLLARS

bearing even date herewith, payable at his office in Lawrence, Kansas

Kansas, in equal installments of Thirty and no/100 (\$30.00)----- DOLLARS

each, the first installment payable on the first day of February 1953, the second

installment on the first day of March 1954, and no installment on the first day of each succeeding month

~~on the first day of each succeeding month~~ 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 \$ 7,200.00 with interest thereon at the rate of 4 1/2 per cent, payable 1/12 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 part y 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. Appraisal waived at option of mortgagee.

Now if said John C. Boardman and Dorothy I. Boardman, his wife shall pay or cause to be paid to said part y of the second part, his 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 part y of the second part shall be entitled to the possession of said premises and foreclosure of this mortgage.

And the said part ies of the first part, for themselves and for their heirs, do hereby covenant to and with the said part y of the second part, executors, administrators and assigns, that they are lawfully seized in fee of said premises, and have no good right to sell and convey the same; that said premises are free and clear of all encumbrances, except for a first mortgage to Capitol Federal Savings and Loan Association in the original sum of \$7,200.00 dated December 21, 1953 and recorded December 28, 1953 in Book 105, pages 435-8 in the office of the Register of Deeds, Douglas County, Kansas

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 part ies of the first part ha ve hereunto set their hands the day and year first above written.

ATTEST:

John C. Boardman  
John C. Boardman  
Dorothy I. Boardman  
Dorothy I. Boardman

See assignment to Book 105, p. 435-8