

70269 BOOK 122

SECOND MORTGAGE

(No. 43)

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

This Indenture, Made this 25th day of April 1959

between The Trustees of Calvary Baptist Church

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

Richard L. Campbell and Jean E. Campbell, husband and wife,

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

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

Thirteen Hundred Fifty and no one hundredths (\$ 1,350.00) 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:

The East 60.66 feet of Lot Four (4) in Block Six (6)

in Edmonds Addition, an Addition to the City of Lawrence.

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

first parties have this day executed and delivered

their certain promissory note to said parties of the second part, for the sum of

Thirteen Hundred Fifty and no one hundredths (\$ 1,350.00) DOLLARS

bearing even date herewith, payable at The First National Bank of Lawrence, Kansas,

on the 1st day of June 1961

Whereas, this mortgage is made subject to one first mortgage upon the above described real estate, for the sum of \$ 12,700.00 with interest thereon at the rate of 5 1/4 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 first parties

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 themselves and their successors, 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,

except the above mentioned first mortgage and special assessments of record.

and that they will forever warrant and defend the title of the said premises against the lawful claims and demands of all persons who may soever.

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

ATTEST:

CALVARY BAPTIST CHURCH

BY: Garner E. Groh, Trustee

Marvin E. Humphrey, Trustee

STATE OF KANSAS,

Douglas County



Be It Remembered, That on this 28th day of May A.D. 1959

before me James W. Paddock, a Notary Public

in and for said County and state, came Garner E. Groh, Marvin E. Humphrey

to me personally known to be the same person who executed the within 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 1 1961

James W. Paddock Notary Public

Recorded June 30, 1959 at 3:50 P.M.

H. A. Rock Register of Deeds