

70997

BOOK 22

MORTGAGE, Purchase Money.

(Mo. 22A)

Boyles Legal Blanks—FORE PRINTING CO.—Lawrence, Kansas

This Indenture, Made this 8th day of AugustA. D. 19 59, between Robert P. Walter and Audrey Blair Walter, husband and wife,of Lawrence in the County of Douglas and State of Kansas
of the first part, and Mrs. Helen McDonald

of the second part.

Witnesseth, That the said parties of the first part, in consideration of the sum of FIFTY-FIVE HUNDRED and no/100 (\$5,500.00) DOLLARS, to them duly paid, the receipt of which is hereby acknowledged, have sold and by these presents do grant, bargain, sell and Mortgage to the said party of the second part her heirs and assigns forever, all that tract or parcel of land situated in the County of Douglas and State of Kansas, described as follows, to-wit:

Lot No. Twelve (12) in Christian's Subdivision of Block No. Ten (10) Lane's Second Addition to the City of Lawrence in Douglas County, Kansas, said lot being the same premises conveyed to Robert P. Walter and Audrey Blair Walter, husband and wife, by Donnell L. Wright and Perneacja B. Wright, husband and wife, by Warranty Deed of even date herewith, which premises are now given as a Purchase Money Mortgage to Mrs. Helen McDonald to secure the payment of part of the purchase money for said premises as loaned by said mortgagee to said mortgagors to pay the said vendors,

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

And the said parties 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

This grant is intended as a mortgage to secure the payment of FIFTY-FIVE HUNDRED and no/100 (\$5,500.00) Dollars, according to the terms of one certain promissory note this day executed and delivered by the said parties of the first part to the said party of the second part

and this conveyance shall be void if such payments be made as herein specified. But if default be made in such payments; or any part thereof, or interest thereon, or the taxes, or if the insurance is not kept up thereon, then this conveyance shall become absolute, and the whole amount shall become due and payable, and it shall be lawful for the said party of the second part, his executors, administrators and assigns, at any time thereafter, to sell the premises hereby granted, or any part thereof, in the manner prescribed by law; and out of all the moneys arising from such sale to retain the amount then due for principal and interest, together with the costs and charges of making such sale, and the overplus, if any there be, shall be paid by the party making such sale, on demand to said parties of the first part, or their

heirs and assigns

In Witness Whereof, The said parties of the first part have herunto set their

hand and seal the day and year first above written.

Signed, Sealed and delivered in presence of

Robert P. Walter (SEAL)Robert P. Walter (SEAL)Audrey Blair Walter (SEAL)Audrey Blair Walter (SEAL)

STATE OF KANSAS,

DOUGLAS

County

ss:

BE IT REMEMBERED, That on this 8th day of August A. D. 19 59

before me, the undersigned, a Notary Public

in and for said County and State, came Robert P. Walter and AudreyBlair Walter, 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 herunto subscribed my name and affixed my official seal on the day and year last above written.

My Commission expires August 2nd 1962George E. Peppercorn Notary Public
George E. Peppercorn

This release was written on the original mortgage recorded on 3rd day of July 1959

Harold O. Rock
Reg. of Deeds
By Terence Brown
Deputy

Recorded August 26, 1959 at 3:45 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 3rd day of July 1962.

Mrs. Helen McDonald

Mortgagee. Owner.

Harold O. Rock Register of Deeds