

MORTGAGE BOOK 126 74759 (No. 52K) Boyles Legal Blanks—CASH STATIONERY CO.—Lawrence, Kansas

This Indenture, Made this 3rd day of October, 1960 between
Catharine S. Brand, a single woman
 of Lawrence, in the County of Douglas and State of Kansas
 party of the first part, and Charline Fitzpatrick
 party of the second part.

Witnesseth, that the said party of the first part, in consideration of the sum of
One Thousand and - - - - - No/100 DOLLARS
 to her duly paid, the receipt of which is hereby acknowledged, has sold, and by
 this Indenture does 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:

Lot 19, less the South 10 feet thereof,
 and all of Lot 20 in Block 8 in University
 Place, an Addition to the City of Lawrence,
 Douglas County, Kansas

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

And the said party of the first part do hereby covenant and agree that at the delivery hereof she is the lawful owner
 of the premises above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances,

and that she will warrant and defend the same against all parties making lawful claim thereto.

It is agreed between the parties hereto that the party 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 she will
 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 her
 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
One thousand and - - - - - No/100 DOLLARS,
 according to the terms of her certain written obligation for the payment of said sum of money, executed on the
 day of 1960 and by its 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 party 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

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 party.

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 party of the first part has hereunto set her hand and seal the day and year
 last above written.

Catharine S. Brand (SEAL)
Catharine S. Brand (SEAL)

STATE OF KANSAS COUNTY DOUGLAS SS.

BE IT REMEMBERED, That on this 3rd day of October, A. D. 1960
 before me, a Notary Public in the aforesaid County and State,
 came Catharine S. Brand, a single woman,
 to me personally known to be the same person S who executed the foregoing instrument 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 27 1962 [Signature]
 Notary Public

Recorded October 3, 1960 at 3:00 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 24th day of October 1967.
Charline Fitzpatrick
 Mortgagee. Owner.

Harold A. Beck Register of Deeds
By James Beers, Deputy

FOR return
 with within
 on the within
 mortgage
 25th day
 of October
 1967
[Signature]
 Notary Public