

Reg. No. 16,400
Fee Paid \$2.50

SECOND MORTGAGE

75444

(No. 49)

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

This Indenture, Made this

BOOK 126
10th.

day of

June

1958

between

Eldon D. Statler and Charlene N. Statler, his wife

of Douglas

County, in the State of

Kansas

of the first part, and

Eugene L. Deane and Doris R. Deane, his wife, as joint tenants with right of survivorship

and not as tenants in common

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

Nine Hundred Sixty-nine and 34/100 (\$969.34) 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:Lot Number Eighty Eight (88), in Subdivision of Block Number Thirty-two (32), in that
part of the City of Lawrence, known as West 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

Eldon D. Statler and Charlene N. Statler, his wife has this day executed and delivered

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

Nine Hundred Sixty-nine and 34/100 (\$969.34) DOLLARS

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

Kansas, in equal installments of Five and no/100 (\$5.00) DOLLARS

each, the first installment payable on the 1st day of July 1958, the second

installment on the 1st day of August 1958, succeeding installments on

the first day of each and every month in each year 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 \$7,500.00
with interest thereon at the rate of 12 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 party 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 Eldon D. Statler and Charlene N. Statler, his wife
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 for their heirs, 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 a
first mortgage to Capitol Federal Savings and Loan Association, Topeka, Kansas in the
original sum of \$7,500.00, dated May 19, 1955 and recorded July 19, 1955 in Book 110 at
page 142 in the office of the Register of Deeds, Douglas County, Kansasand 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 parties of the first part have hereunto set their hand the day and
year first above written.

ATTEST:

Eldon D. Statler
Charlene N. StatlerIn Release also Book 144 page 153
Assignments Book 126
Page 128For Assignment to 11/26/58
See Book 143 page 576