

75555 BOOK 126

MORTGAGE

(No. 238)

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This Indenture, Made this 23rd day of December, 1960 between
Maurice R. Carlson and Edna A. Carlson, husband and wife

of Lawrence in the County of Douglas and State of Kansas
 parties of the first part, and Woods Lumber Company of Lawrence, Kansas and N. R. Hamm
Contractor, Inc. of Perry, Kansas parties of the second part.

Witnesseth, that the said parties of the first part, in consideration of the sum of
Three Thousand and No/100 DOLLARS
 to them duly paid, the receipt of which is hereby acknowledged, have sold, and by
 this indenture do GRANT, BARGAIN, SELL and MORTGAGE to the said parties of the second part, the
 following described real estate situated and being in the County of Douglas and State of
 Kansas, to-wit:

Lots Two (2), Three (3) and Four (4), in Carlson Acres, an
 Addition to the City of Lawrence, which lies within the bound-
 aries of: A tract beginning at a point 190 feet South of the
 Northeast corner of the Northwest Quarter of the Northeast
 Quarter of Section 35, Township 12, Range 19; thence West 300
 feet; thence South 157 feet; thence East 300 feet; thence North
 157 feet to the point of beginning, in the City of Lawrence.

with 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, except
 a first mortgage, dated May 14, 1960, for \$8000.00 to the Lawrence Building & Loan Ass'n
 recorded 5-5-60 book 120 and that they will warrant and defend the same against all parties making lawful claim thereto.

It is agreed between the parties hereto that the parties 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 they 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 parties of the second part, the loss, if any, made payable to the parties of the second part to the extent of their
 interest. And in the event that said parties 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 parties 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 Three Thousand and No/100 DOLLARS.

according to the terms of 2 certain written obligation B for the payment of said sum of money, executed on the
 day of 19 and by their terms made payable to the parties 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 parties 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 parties 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 parties of the second part to take possession of the said premises and all the improve-
 ments 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 surplus, if any there be,
 shall be paid by the parties of the second part, on demand, to the first part.

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 parties of the first part have hereunto set their hands and seals the day and year
 last above written.

Maurice R. Carlson (SEAL)
 Maurice R. Carlson

Edna A. Carlson (SEAL)
 Edna A. Carlson

(SEAL)

STATE OF KansasDouglas COUNTY, ss.

BE IT REMEMBERED, That on this 23rd day of December, A. D. 1960
 before me, a Notary Public in the aforesaid County and State,
 came Maurice R. Carlson and Edna A. Carlson

to me personally known to be the same persons 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 Sept. 18, 1962

J. Underwood

Notary Public

Recorded December 23, 1960 at 3:20 P.M.

RELEASE

We 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 10th day of May 1962.

N. R. Hamm Contractor, Inc.,
 a corporation,
 By Cora E. Hart Secretary-Treasurer

Woods Lumber Company of Lawrence, Kansas, a
 partnership By O. H. Woods One of the partners
 Mortgagee. Owner.

(Corp. Seal)

This release
 was written
 on the original
 mortgage
 this 14
 of May
 1962

Donald A. Beck
 By Jamie Beck