

Reg. No. 16,451
Fee Paid \$7.00

75662 BOOK 127

SECOND MORTGAGE

Dts. 40)

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

This Indenture, Made this 20th day of October 19 60

between Paul G. Hull and Mary E. Hull, his wife

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

Joe Traylor and Clifton C. Calvin, doing business as Traylor & Calvin

of Lawrence, 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

Two thousand eight hundred and no/100ths 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 Fourteen (14) in Block One (1) in Belle Haven South Addition Number Two (2), an Addition to the City of Lawrence, in Douglas County, Kansas

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

Paul G. Hull and Mary E. Hull, his wife have this day executed and delivered one certain promissory note to said parties of the second part, for the sum of

Two thousand eight hundred and no/100ths DOLLARS bearing even date herewith, payable at Lawrence

Kansas, in equal installments of Thirty dollars, including interest at 6% per annum, computed monthly on the unpaid balance only, the first installment payable on the 20th of November, 1960, and installments of thirty dollars on the 20th day of each succeeding month until

the entire sum, including interest, is paid in full. First parties reserve the right to prepay the balance, in full or in part, at any time without penalty interest to begin Oct. 20, 1960. Whereas, this mortgage is made subject to one first mortgage upon the above described real estate, for the sum of \$ 11,700 with interest thereon at the rate of 6 per cent, payable 1/12 annually, now if default shall be made in the payment of the amount secured by said first mortgage 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 parties of the first part

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 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 the unpaid balance on a first mortgage to Capitol Federal Savings & Loan Association recorded in Book 121, Page 180-181 of Mortgages in the office of the Register of Deeds, Douglas County, Kansas

and 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:

Paul G. Hull

Mary E. Hull