

MORTGAGE

76312 BOOK 127

(No. 533)

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This Indenture, Made this 21st day of March, 1961 between
Cecil Lee Van Nortwick and Alice Marie Van Nortwick, husband and wife
 of Lawrence, in the County of Douglas and State of Kansas
 parties of the first part, and W. T. Carter and Oma Belle Carter, husband and wife
 parties of the second part.

Witnesseth, that the said part ies of the first part, in consideration of the sum of
One Thousand One Hundred Forty-Eight and 39/100 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:

Lot Five (5) and the South 25 feet of Lot Four (4)
 less the East 7 feet 9 inches of said Lots on
 Vermont Street, all in Block Ten (10) in Babcock's
 enlarged Addition to 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 part ies of the first part do hereby covenant and agree that at the delivery hereof they are the lawful owner of
 the premises above granted and of a good and indefeasible title of inheritance therein, free and clear of all incumbrances except
 first mortgage to the Lawrence Building and Loan Association, Lawrence,
 Kansas, in the amount of \$2,800, dated Feb. 10, 1961, recorded, Feb. 14, 1961,
 in Book 127, at page 167, in the records of the Register of Deeds
 Douglas County, Kansas, and they will warrant and defend the same against all parties making lawful claim thereto.

It is agreed between the parties hereto that the part ies 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 part ies of the second part, the loss, if any, made payable to the part ies of the second part to the extent of the
 interest. And in the event that said part ies 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 part ies 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 One Hundred Forty-
Eight and 39/100 DOLLARS,

according to the terms of a certain written obligation for the payment of said sum of money, executed on the 21st
 day of March, 1961, and by its terms made payable to the part ies 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 part ies 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 part ies 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 part ies 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 surplus, if any there be,
 shall be paid by the parties making such sale, on demand, to the first part ies.

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 part ies of the first part have set their hand and seal the day and year
 last above written.

Cecil Lee Van Nortwick (SEAL)
 Cecil Lee Van Nortwick
Alice Marie Van Nortwick (SEAL)
 Alice Marie Van Nortwick (SEAL)

STATE OF KANSAS

DOUGLAS

COUNTY, SS

BE IT REMEMBERED, That on this 21st day of March, A. D. 1961,
 before me, a Notary Public in the aforesaid County and State,
 came Cecil Lee Van Nortwick and Alice Marie
Van Nortwick, husband and wife

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 hereto subscribed my name, and affixed my official seal on the day and
 year last above written.

My Commission Expires April 21

1962

L. E. Eby

Notary Public

Recorded March 22, 1961 at 3:20 P.M.

Harold A. Beck Register of Deeds
By Janice Boem Deputy

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