

79935 BOOK 130

## MORTGAGE

(Mo. 328)

The Outlook Printers, Publisher of Legal Blanks, Lawrence, Kansas

This Indenture, Made this 15th day of March, 1962, between  
Orville L. Ray and Katherine Ray, his wife,  
 of Lawrence, in the County of Douglas and State of Kansas  
 parties of the first part, and J. F. Kell and Emma Kell, his wife, as joint tenants  
as tenants in common, parties of the second part.

Witnesseth, that the said parties of the first part, in consideration of the sum of

Fifteen Thousand Dollars (\$15,000.00) 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: Beginning at the Northwest corner of the Southwest Quarter  
 of Section Thirty-two (32), Township Twelve (12) South, Range Twenty  
 (20) East of the Sixth Principal Meridian; thence South on the Section  
 line 877.04 feet to the center line of 12th Street; thence East on the  
 center line of 12th Street produced East 952.45 feet; thence North  
 parallel with the West Section line 873.81 feet to the North line of  
 the Southwest Quarter of said Section 32; thence West on the North line  
 of said Quarter Section 952.45 feet to the point of beginning, containing  
 19.14 acres, more or less.

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.

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 said 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

Fifteen Thousand Dollars (\$15,000.00) DOLLARS

according to the terms of a certain written obligation for the payment of said sum of money, executed on the 15th  
 day of March, 1962, and by its 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 overplus, if any there be,  
 shall be paid by the parties making such sale, on demand, to the first parties.

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.

Orville L. Ray (SEAL)  
Katherine Ray (SEAL)  
Katherine Ray (SEAL)

## RELEASE

We the undersigned, owners 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 13th day of August 1965.

J. F. Kell  
Emma Kell Mortgagee. Owner.

This release  
 was written  
 on the original  
 mortgage  
 entered  
 this 16 day  
 of August  
 1965

James B. Dean  
 Reg. of Deeds  
By: [Signature]