

MORTGAGE

(No. 52A)

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

82910 BOOK 133

THIS INDENTURE Made this 31 day of DecemberA. D. 19 62, between Leon F. Rockers and Mary Lou Rockers
Husband and wifeof Baldwin, in the County of Douglas and State of Kansas
of the first part, and The Baldwin State Bank, Baldwin, Kansas

of the second part.

Witnesseth, That the said parties of the first part, in consideration of the sum of Two Hundred Fifty and no/100 ----- DOLLARS, to them duly paid, the receipt of which is hereby acknowledged, have sold and by these presents do grant, bargain, sell and Mortgage to the said parties of the second part ^{successors} its ~~heir~~ and assigns forever, all that tract or parcel of land situated in the County of Douglas and State of Kansas, described as follows, to-wit:

Lot Number 89 and the East ten feet of Lot 91 on
Jersey Street, in the City of Baldwin, Kansas,
according to the recorded plat thereof.

with all 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 owner of the premises above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances

This grant is intended as a mortgage to secure the payment of Two Hundred Fifty and no/100 ----- Dollars, according to the terms of one certain note this day executed and delivered by the said parties of the first part to the said parties of the second part The Baldwin State Bank, Baldwin, Kansas

and this conveyance shall be void if such payments be made as herein specified. But if default be made in such payments, or any part thereof, or interest thereon, or the taxes, or if the insurance is not kept up thereon, then this conveyance shall become absolute, and the whole amount shall become due and payable, and it shall be lawful for the said parties of the second part ^{executors, administrators} and assigns, at any time thereafter, to sell the premises hereby granted, or any part thereof, in the manner prescribed by law; and out of all the moneys arising from such sale to retain the amount then due for principal and interest, together with the costs and charges of making such sale, and the overplus, if any there be, shall be paid by the parties making such sale, on demand to said

heirs and assigns

In Witness Whereof, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and delivered in presence of

Leon F. Rockers (SEAL)Leon F. Rockers (SEAL)Mary Lou Rockers (SEAL)Mary Lou Rockers (SEAL)

STATE OF KANSAS,

Douglas County ss:

BE IT REMEMBERED, That on this 31 day of December A. D. 1962 before me, the undersigned a Notary Public in and for said County and State, came Leon F. Rockers and Mary Lou Rockers, husband and wife

to me personally known to be the same person who executed the foregoing instrument of writing, 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.

3/6/66 19Donald O. Nutt Notary Public

Recorded January 2, 1963 at 11:40 A. M.

Harold A. Rock Register of Deeds