

SECOND MORTGAGE

84440

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This Indenture,

Made this

15th

day of June

1961

between Gordon E. Beck and Elizabeth A. Beck, his wife

of Douglas County, in the State of Kansas of the first part, and
Clifton C. Calvin and Rachel B. Calvin, as joint tenants with right of survivorship
and not as tenants in common
of 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
Three thousand five 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, & the survivor of them, and assigns, all the following described Real Estate, situated in the County
of Douglas and State of Kansas, to-wit:

Lot No. Twenty (20), in University Heights, Part Two, according to the Revised
Plat thereof, filed June 15, 1928 in the Office of the Register of Deeds, now in
the City of Lawrence

TO HAVE AND TO HOLD THE SAME, Together with all and singular the tenements, hereditaments and appur-
tenances thereunto belonging, or in anywise appertaining forever:

PROVIDED ALWAYS, and these presents are upon this express condition, that whereas said

parties of the first part have this day executed and delivered
one certain promissory note to said parties of the second part, for the sum of
Three thousand five hundred and no/100ths DOLLARS
bearing even date herewith, payable at Lawrence,

Kansas, in equal installments of Thirty-five and no/100ths DOLLARS
each, the first installment payable on the 15th day of September, 1961, the second
installment on the 15th day of October, 1961, and one installment on the 15th
days of each and every month in each year thereafter, until the entire sum is fully paid.

Whereas, this mortgage is made subject to one first mortgage upon the above described real estate, for the sum of \$ 12,000
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 any part thereof 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, or the survivor of them, 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 for 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

first mortgage of record to Capital Federal Savings & Loan Association

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:

Gordon E. Beck
Gordon E. Beck

Elizabeth A. Beck
Elizabeth A. Beck