

Reg. No. 18,771  
Fee Paid \$15.00

MORTGAGE (No. 52A) The Outlook Printers, Publishers of Legal Blanks, Lawrence, Kansas  
84779 BOOK 134

THIS INDENTURE Made this July 5<sup>th</sup> day of July  
A. D. 19 63, between Warren E. Nichols, a single man

of Baldwin City, in the County of Douglas and State of Kansas  
of the first part, and The Baldwin State Bank  
Baldwin City, Kansas

of the second part.  
Witnesseth, That the said part y of the first part, in consideration of the sum of  
Six Thousand and no/100 ----- DOLLARS,  
to him duly paid, the receipt of which is hereby acknowledged, ha s sold and by these presents do  
grant, bargain, sell and Mortgage to the said part y of the second part its successors  
all that tract or parcel of land situated in the County of Douglas and State of  
Kansas, described as follows, to-wit:

The Southeast Quarter (SE $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of  
the Northeast Quarter (NE $\frac{1}{4}$ ) Section Twelve (12), Township Fourteen (14)  
Range Twenty (20); The North Half (N $\frac{1}{2}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) of  
the Southwest Quarter (SW $\frac{1}{4}$ ) of Section Seven (7); and the Northeast  
Quarter (NE $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section Twelve (12),  
Township Fourteen (14), all in Range Twenty (20) in Douglas County, Kansas,  
containing 70 acres more or less.

with all the appurtenances, and all the estate, title and interest of the said part y of the first part therein.  
And the said Warren E. Nichols, a single man  
does hereby covenant and agree that at the delivery hereof he is 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 Six Thousand and no/100 -----  
Dollars, according to the terms of one certain note this day executed and delivered by the  
said Warren E. Nichols, a single man to the  
said part y of the second part The Baldwin State Bank  
Baldwin City, 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 part y of the second part its successors 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 part y making  
such sale, on demand to said

Heirs and assigns

In Witness Whereof, The said part y of the first part ha s hereunto set his  
hand and seal the day and year first above written.

Signed, Sealed and delivered in presence of  
Warren E. Nichols (SEAL)  
Warren E. Nichols (SEAL)  
(SEAL)  
(SEAL)

STATE OF KANSAS,  
Douglas County ss:

BE IT REMEMBERED, That on this 5th day of July A. D. 19 63  
before me, the undersigned a Notary Public  
in and for said County and State, came Warren E. Nichols, a single man



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.  
March 8, 19 66 Donald O. Nutt Notary Public

This release  
was written  
on the original  
mortgage entered  
the 23 day  
of December  
19 63

Recorded July 9, 1963 at 9:10 A.M.

RELEASE

Harold A. Beck Register of Deeds  
Handwritten: Harold A. Beck, Register of Deeds

I the undersigned, owner 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 5 day of July 1963.

Donald O. Nutt, Exec. Vice President  
Baldwin State Bank, Baldwin City, Ks.

Hale Steele, Cashier Mortgagees. Owner.

(Corp. Seal)