

FORM NO. 1116 CLASS E

Demaree Stationery Co., 908 Walnut, Kansas City, Mo.

BOOK 137

88016

Kansas Mortgage

This Mortgage, Made this 22nd day of May in the

year of Our Lord One Thousand Nine Hundred Sixty Four by and between

E. E. Ramsey and Iona J. Ramsey, husband and wife of the County

of Douglas and State of Kansas parties of the first part, and
Baltimore Bank of Kansas City part Y of the second part,

WITNESSETH: THAT SAID PARTIES OF THE FIRST PART, for and in consideration of the sum of Seventy Two Hundred and no/100-----DOLLARS, to them in hand paid by the said part Y of the second part, the receipt whereof is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto the said part Y of the second part, and to its heirs and assigns forever, all of the following described tract, piece, and parcel of land lying and situate in the County of Douglas and State of Kansas, to-wit:

Lot 181 N½ of Lot 183 on Connecticut Street in the City of Lawrence according to the recorded plat thereof, together with and subject to easements, covenants, restrictions and reservations now of record thereon.

TO HAVE AND TO HOLD the same with all and singular, the hereditaments and appurtenances thereto belonging, unto the said part Y of the second part, and to its heirs and assigns forever, provided always, and this instrument is made, executed and delivered upon the following conditions, to-wit:

WHEREAS, the said parties of the first part have this day made, executed and delivered to the said part Y of the second part One Promissory Note of even date herewith, by which the said parties of the first part promise to pay to the said Copy of which is attached.

or order, for value

\$ 7,200.00

Kansas City, Missouri May 22, 1964

One Year

after date, for value received, I or we, each of us as principal,

promise to pay to the BALTIMORE BANK of KANSAS CITY, or order,

the sum of Seventy Two Hundred and no/100-----DOLLARS,

with interest from this date at the rate of 6 per cent per annum, payable at its Banking Rooms, 1014 Baltimore Avenue, Kansas City, Missouri. All signers, endorsers and parties to this instrument hereby waive demand, protest and notice of non-payment and agree to all extensions and partial payments before or after maturity, and agree to pay all collection charges, and if placed in the hands of an attorney for collection after default agree to pay an attorney's fee of ten per cent of the unpaid balance of principal and interest thereon. This note shall bear interest after maturity at the rate of eight per cent per annum.

No.

Due

E. E. Ramsey

Iona J. Ramsey

FORM D13-2500-Y

for the sum of \$ each, falling due on the principal and interest notes are payable at days of and in each year, both and bear interest from maturity until paid at the rate of per cent per annum, payable semi-annually.

NOW, if the said E. E. Ramsey and Iona J. Ramsey, husband and wife shall well and truly pay, or cause to be paid, the sum of money in said note mentioned, with the interest thereon, according to the tenor and effect of said note, then these presents shall be null and void. But if said sum of money or either of them, or any part thereof, or any interest thereon, be not paid when the same become due, then, and in that case, the whole of said sum and interest shall, at the option of said part Y of the second part or assigns, by virtue of this Mortgage, immediately become due and payable; or, if the taxes and assessments of every nature which are or may be assessed against said land and appurtenances, or either of them, or any part thereof, are not paid at the time when the same are by law made due and payable, then in like manner the said note, and the whole of said sum shall immediately become due and payable; and upon forfeiture of this Mortgage, or in case of default in any of the payments herein provided for, the part Y of the second part, its heirs, executors, administrators and assigns, shall be entitled to a judgment for the sum due upon said note and the additional sums paid by virtue of this Mortgage, and all costs and expenses of enforcing the same, as provided by law, and a decree for the sale of said premises in satisfaction of said judgment, foreclosing all rights and equities in and to said premises of said parties of the first part, their heirs and assigns, and all persons claiming under them, at which sale, appraisalment of said property is hereby waived by said parties of the first part, and all benefits of the Homestead, Exemption and Stay Laws of the State of Kansas are hereby waived by said parties of the first part. And the said parties of the first part shall and will at their own expense from the date of the execution of this Mortgage until said note and interest, and all liens and charges by virtue hereof, are fully paid off and discharged, keep the building erected and to be erected on said lands, insured in some responsible insurance company duly authorized to do business in the State of Kansas, to the amount of Seventy Two Hundred and no/100-----Dollars, for the benefit of the said part Y of the second part or his assigns; and in default thereof said part Y of the second part may at his option effect such insurance in additional lien on said mortgaged property, and may at his option pay any taxes or statutory liens against said property, all of which sums with 8 per cent interest may be enforced and collected in the same manner as the principal debt hereby secured.

AND the said part Y of the second part do hereby covenant and agree that the delivery hereof shall