

MORTGAGE BOOK 154 17930 (No. 12A) The Outlook Printers, Publisher of Legal Blanks, Lawrence, Kansas

This Indenture, Made this 17th day of July A. D. 1969 between Bobby D. Ratliff and Theresia R. Ratliff, husband & wife of Baldwin City, in the County of Douglas and State of Kansas of the first part, and The Baldwin State Bank

of the second part.
Witnesseth, That the said part 1st of the first part, in consideration of the sum of Three Thousand Seven Hundred & 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 part 2nd of the second part, his successors 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:

The West half of Lot Ninety Two (W 1/2 92) and all of Lot Ninety Four (94) all on Jersey Street, in the City of Baldwin City, Kansas.

with all the appurtenances, and all the estate, title and interest of the said part 1st of the first part therein. And the said Bobby D. Ratliff and Theresia R. Ratliff 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 Three Thousand Seven Hundred & No/100 Dollars, according to the terms of one certain Note this day executed and delivered by the said Bobby D. Ratliff and Theresia R. Ratliff to the said part 2nd of the second part

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 2nd of the second part, his 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 part making such sale, on demand to said

heirs and assigns

In Witness Whereof, The said parties of the first part have hereunto set their hand and seal the day and year first above written.
Signed, Sealed and delivered in presence of

Bobby D. Ratliff (SEAL)
Theresia R. Ratliff (SEAL)

STATE OF KANSAS,
Douglas County



BE IT REMEMBERED, That on this 17 day of July A. D. 1969 before me, Hale Steele a Notary Public in and for said County and State, came Bobby D. Ratliff and Theresia R. Ratliff

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

My Commission expires December 12 1971
Hale Steele Notary Public

Recorded July 25, 1969 at 10:46 A.M.

Jessie Beem Register of Deeds