245 Reg. No. 4,586
Fee Paid $43.00

MORTGAGE BOOK 156 20601 (No. 52K) The Outlook Printers, Publisher of Legal Blanks, Lawrence, Kansas

This Indenture, Made this 31st day of March, 1970 between Lawrence L. Bales, a single man

of Lawrence, in the County of Douglas and State of Kansas part of the first part, and THE FIRST NATIONAL BANK OF LAWRENCE, Lawrence, Kansas part y of the second part.

Witnesseth, that the said part y of the first part, in consideration of the sum of Seventeen Thousand Two Hundred Fifty and No/100------------------------ DOLLARS to him duly paid, the receipt of which is hereby acknowledged, ha s sold, and by this indenture do es GRANT, BARGAIN, SELL and MORTGAGE to the said part y of the second part, the following described real estate situated and being in the County of Douglas and State of Kansas, to-wit:

Lot Two (2), In Indian Hills Terrace, an Addition to the City of Lawrence, as shown by the recorded plat thereof.

with the appurtenances and all the estate, title and interest of the said part y of the first part therein.

And the said part y of the first part do es 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,

and that he will warrant and defend the same against all parties making lawful claim thereto.

It is agreed between the parties hereto that the part y of the first part shall at all times during the life of this indenture, pay all taxes and assessments that may be levied or assessed against said real estate when the same becomes due and payable, and that he will keep the buildings upon said real estate insured against fire and tornado in such sum and by such insurance company as shall be specified and directed by the part y of the second part, the loss, if any, made payable to the part y of the second part to the extent of his interest. And in the event that said part y of the first part shall fail to pay such taxes when the same become due and payable or to keep said premises insured as herein provided, then the part y of the second part may pay said taxes and insurance, or either, and the amount so paid shall become a part of the indebtedness, secured by this indenture, and shall bear interest at the rate of 10% from the date of payment until fully repaid.

THIS GRANT is intended as a mortgage to secure the payment of the sum of Seventeen Thousand Two Hundred Fifty and No/100------------------------ DOLLARS, according to the terms of one certain written obligation for the payment of said sum of money, executed on the 31st day of March 19 70 ; and by its terms made payable to the part y of the second part, with all interest accruing thereon according to the terms of said obligation and also to secure any sum or sums of money advanced by the said part y of the second part to pay for any insurance or to discharge any taxes with interest thereon as herein provided, in the event that said part y of the first part shall fail to pay the same as provided in this indenture.

And this conveyance shall be void if such payments be made as herein specified, and the obligation contained therein fully discharged. If default be made in such payments or any part thereof or any obligation created thereby, or interest thereon, or if the taxes on said real estate are not paid when the same become due and payable, or if the insurance is not kept up, as provided herein, or if the buildings on said real estate are not kept in as good repair as they are now, or if waste is committed on said premises, then this conveyance shall become absolute and the whole sum remaining unpaid, and all of the obligations provided for in said written obligation, for the security of which this indenture is given, shall immediately mature and become due and payable at the option of the holder hereof, without notice, and it shall be lawful for the said part y of the second part to take possession of the said premises and all the improvements thereon in the manner provided by law and to have a receiver appointed to collect the rents and benefits accruing therefrom; and to sell the premises hereby granted, or any part thereof, in the manner prescribed by law, and out of all moneys arising from such sale to retain the amount then unpaid of principal and interest, together with the costs and charges incident thereto, and the overplus, if any there be, shall be paid by the part y making such sale, on demand, to the first part y.

It is agreed by the parties hereto that the terms and provisions of this indenture and each and every obligation therein contained, and all benefits accruing therefrom, shall extend and inure to, and be obligatory upon the heirs, executors, administrators, personal representatives, assigns and successors of the respective parties hereto.

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

x (SEAL)
Lawrence L. Bales, a single man (SEAL)
(SEAL)

STATE OF KANSAS
DOUGLAS COUNTY } ss.

BE IT REMEMBERED, That on this 31st day of March A. D. 1970 before me, a Notary Public in the aforesaid County and State, came Lawrence L. Bales, a single man

to me personally known to be the same person who executed the foregoing instrument 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 June 14 19 73
H. D. Flanders
Notary Public

was written on the original mortgage
this 13th
of August
19 70
Janice Beem
Reg. of Deeds

Recorded April 1. 1970 at 10:56 A. M. Janice Beem Register of Deeds

RELEASE

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 13th day of August, 1970.

The First National Bank of Lawrence, Lawrence, Kansas
(Corp. Seal) William B. Lienhard, Vice Pres. Mortgagee. Owner.