

TO HAVE AND TO HOLD THE SAME, Together with all and singular the tenements, hereditaments and appurtenances 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 ha^{ve} this day executed and delivered a certain promissory note to said part^y of the second part, for the sum of Eighteen hundred sixty and 00/100 DOLLARS, bearing even date herewith, payable at Lawrence, Kansas, in equal installments, of Sixty Two and 00/100 DOLLARS, each, the first installment payable on the 16th day of May 1970, the second installment on the 16th day of June 1970, and one installment on the 16th days of month and 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 \$ 2,340, with interest thereon at the rate of 7 1/2 per cent, payable monthly 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 such 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 part^y 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 part^y of the second part, its heirs or assigns, 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 part 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 selves and their heirs, do hereby covenant to and with the said part^y of the second part, executors, administrators or assigns, that they are lawfully seized in fee of said premises, and ha^{ve} good right to sell and convey the same, that said premises are free and clear of all encumbrances, except that above first mortgage is to University State Bank of Lawrence, Kansas.

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 ha^{ve} hereunto set their hand the day and year first above written.

ATTEST:

Howard L. Gregory
Marilyn E. Gregory

STATE OF KANSAS,
County, Douglas
Be It Remembered, That on this 16th day of April A.D. 1970
before me, Lawrence C. Mills, a Notary Public
in and for said County and State, came Howard L. Gregory and Marilyn E. Gregory
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 7-22-71
Lawrence C. Mills
Lawrence C. Mills Notary Public

Recorded April 22, 1970 at 9:30 A.M.

Yessie Beem Register of Deeds