

M O R T G A G E

THIS INDENTURE made this 30th day of June in the year of our Lord nineteen hundred and twenty three by and between Holley E Blaker and W.W. Blaker here husband of the County of Douglas and State of Kansas parties of the first part and The Central Trust Company party of the second part:

WITNESSETH, That the parties of the first part in consideration of the sum of two hundred Dollars to them in hand paid the receipt whereof is hereby acknowledged do() by these presents Grant Bargain Sell Convey and Warrant unto the said party of the second part its successors and assigns, all the following described real estate situated in County of Douglas and State of Kansas, to-wit:

Lots numbered One hundred Thirty eight (138) and One Hundred Forty (140) on Ohio Street in the City of Lawrence.

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenement hereditaments and appurtenances thereto belonging or in anywise appertaining forever free and clear of all incumbrance except a certain mortgage of even date herewith for \$4000.00 maturing July 1, 1928

Provided Always and theses presents are upon this express condition that whereas said parties of the first part have this day executed and delivered their 4 certain promissory notes in writing to said party of the second part for the sum of \$50.00 each due on or before the first days of January and July in each year for two consecutive years with interest at ten per cent per annum after maturity until payment both principal and interest payable at the office of the Central Trust Company, Topeka Kansas, and it is distinctly understood and agreed that at the notes secured by this mortgage are given for and inconsideration of the services of The Central Trust Company in securing a loan for said parties of the first part, which loan is secured by the mortgage hereinbefore referred to and excepted and the said notes do not represent any portion of the interest on said loan and are to be paid in full regardless of whether said loan is paid wholly or partly before its maturity.

NOW if said parties of the first part shall pay or cause to be paid to said party of the second part its successors or assigns said sum of money in the above described notes mentioned together 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 or interest and principal of any prior mortgage is not paid, when the same is due or 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, then the whole of said sums or sums, and interest thereon, shall, and by these presents become due and payable at the option of said party of the second part, and said party of the second part shall be entitled to the possession of said premises. In case of foreclosure said property may be sold with or without appraisal and with or without receiver, as the legal holder hereof may elect; and said legal holder may recover interest at the rate of ten per cent per annum from the time of such default in the payment of interest or in any of the conditions of this contract. Said party of the second part may, at its option make any payments, to remove any outstanding title lien or incumbrance on said premises other than herein stated and sums so paid shall become a part of the principal debt and shall become a lien upon this real estate and be secured by this mortgage, and may be recovered with interest at the rate of ten per cent per annum in any suit for foreclosure.

The foregoing is a true and correct copy of the original instrument as the same is on file in the office of the County Clerk of Douglas County, Kansas, and is hereby certified and attested this 4th day of July, 1923.

Recorded Dec. 5th 1923
J. B. Wellman
Register of Deeds

By Holley E. Blaker
Holley E. Blaker
The Central Trust Company