

31903

BOOK 89

MORTGAGE—Standard Form.

F. J. BOYLES, Publisher of Legal Blanks, Lawrence, Kansas

This Indenture,Made this 2nd day of JanuaryA. D. 1947, between Edward T. Riling, a single man; and John L. Riling and his wife, Vera Rilingof Lawrence, in the County of Douglas and State of Kansas

of the first part, and The Douglas County Building and Loan Association of the second part.

Witnesseth, That the said part 1st of the first part, in consideration of the sum of Ten Thousand and 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 party of the second part, its heirs 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 South Half of Lot No. Seventy Two (72) and the North Half of Lot No. Seventy Four (74) on Massachusetts Street, in the City of Lawrence,with all the appurtenances, and all the estate, title and interest of the said part 1st of the first part therein. And the said parties of the first partdo hereby covenant and agree that at the delivery hereof they are the lawful owners of the premises above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrancesThis grant is intended as a mortgage to secure the payment of Ten Thousand and no/100-----Dollars, according to the terms of one certain note this day executed and delivered by the said parties of the first part

to the said party 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 party of the second part, its successors 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 party making such sale, on demand, to said parties of the first part, theirIn Witness Whereof, The said part 1st 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

Edward T. Riling (SEAL)
John L. Riling (SEAL)
Vera Riling (SEAL)STATE OF KANSAS
Douglas County } ss.Be It Remembered, That on this 3rd day of January A. D. 1947before me, the undersigned, a Notary Public in and for said County and State, came Edward T. Riling, a single man; and John L. Riling and his wife, Vera Riling

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

May 1, 1948Russell M. Myers

Notary Public.

Recorded January 4, 1947 at 9:10 A.M.

Lawrence Tick

Register of Deeds.