

MORTGAGE

31156 BOOK 59
(No. 52 K)

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This Indenture, Made this _____ day of _____, 19____, in the year of our Lord one thousand nine hundred and _____, between _____ of _____, in the County of _____ and State of _____, part _____ of the first part, and _____, part _____ of the second part.

Witnesseth, that the said part _____ of the first part, in consideration of the sum of _____ DOLLARS to _____ duly paid, the receipt of which is hereby acknowledged, have sold, and by this indenture do GRANT, BARGAIN, SELL and MORTGAGE to the said part _____ of the second part, the following described real estate situated and being in the County of _____ and State of Kansas, to-wit:

_____ Section 1, _____ South _____ East of _____ South _____ East of _____ with the appurtenances and all the estate, title and interest of the said part _____ of the first part therein. And the said part _____ of the first part do 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 incumbrances, and that _____ will warrant and defend the same against all parties making lawful claim thereto.

It is agreed between the parties hereto that the part _____ of the first part shall at all times during the life of this indenture, pay all taxes or assessments that may be levied or assessed against said real estate when the same becomes due and payable, and that _____ 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 _____ of the second part, the 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 _____ of the first 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 _____ DOLLARS, according to the terms of _____ certain written obligation for the payment of said sum of money, executed on the _____ day of _____, 19____, and by _____ terms made payable to the part _____ 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 _____ 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 _____ 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 _____ 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 return 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 _____ making such sale, on demand, to the first part _____.

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 _____ of the first part has hereunto set _____ hand and seal, the day and year last above written.

J. G. Groebe (SEAL)
Artie A. Groebe (SEAL)

STATE OF _____
COUNTY OF _____

Be It Remembered, That on this _____ day of _____, A. D. 19____, before me, a _____ in the aforesaid County and State, came _____ to me personally known to be the same persons 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 _____ 19____. _____ Notary Public

Recorded January 17, 1947 at 2:50 P.M. _____ Register of Deeds.

Release.
In 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 1st day of May 1952.
(By Seal) One First National Bank of Lawrence, Lawrence, Kansas
By George A. Beck, Jr., President
Harold A. Beck
Embury Stuber