

MORTGAGE

39048 Book 93
104-52 M

K. J. Smyke, Publisher of Legal Blanks, Lawrence, Kansas

This Indenture, Made this fourth day of November, in the year of our Lord one thousand nine hundred and forty-seven, between

G. J. Sowder and Vera E. Sowder, his wife,
of Lawrence, in the County of Douglas and State of Kansas,
parties of the first part, and The First National Bank of Lawrence,
parties of the second part.

Witnesseth, that the said parties of the first part, in consideration of the sum of Five thousand and no/100 (\$5000.00) DOLLARS to them duly paid; the receipt of which is hereby acknowledged, have sold, and by this indenture do GRANT, BARGAIN, SELL, and MORTGAGE to the said parties of the second part, the following described real estate situated and being in the County of Douglas and State of Kansas, to-wit:
The Northeast quarter (NE 1/4) of the Southwest quarter (SW 1/4) of the Southeast quarter (SE 1/4) of Section 1, Township 13, Range 15; less the West one-half (1/2) acre of said tract.

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, 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 the said parties of the second part shall warrant and defend the same against all parties making lawful claim therein.
It is agreed between the parties hereto that the part of the first part shall at all times during the life of the 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 the said parties of the second part shall 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 less, if any, made payable to the part of the second part to the extent of the interest. And in the event that said part 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 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 Five thousand and no/100 DOLLARS.

according to the terms of the certain written obligation for the payment of said sum of money, executed on the day of November 1947, and by its 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 fruits 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 surplus, if any there be, shall be paid by the part of the first part making such sale, on demand, to the part of the second 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.

G. J. Sowder (SEAL)
Vera E. Sowder (SEAL)
(SEAL)

STATE OF KANSAS
COUNTY OF DOUGLAS

Be It Remembered, That on this 4th day of November, A.D. 1947, before me, a Notary Public in the aforesaid County and State, came G. J. Sowder and Vera E. Sowder, his wife, 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 January 27 1951 19 Notary Public

8. This mortgage and conveyance is subject to the provisions of the Act of March 1, 1933, Chapter 101, Laws of Kansas, relating to the redemption of real estate sold under a mortgage, and in that the said parties of the first part do hereby agree to pay the interest on the said mortgage at the rate of 10% per annum, and to pay the same when due, and to keep the premises 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 less, if any, made payable to the part of the second part to the extent of the interest.