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(No. 32 K)

V. J. Becker, Publisher of Legal Blanks, Lawrence, Kansas

## MORTGAGE

## This Indenture

Made this 22d day of July, 1948, in the year of our Lord one thousand nine hundred and forty-eight, Earl B. Shook and Betty B. Shook, husband and wife

of Lawrence, in the County of Douglas and State of Kansas  
parties of the first part, and The Lawrence Building and Loan Association

Witnesseth, that the said parties of the first part, in consideration of the sum of Twenty-seven hundred and no/100 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 party of the second part, the following described real estate situated and being in the County of Douglas and State of Kansas, to-wit:

The East seven (7) acres of the North thirty-one (31) acres of the Southeast Quarter of Section 1, and beginning thirty-one (31) rods South of the Northeast corner of the Southeast Quarter of Section 1; thence West forty (40) rods; thence South Twelve (12) rods; thence East forty (40) rods; thence North twelve (12) rods to place of beginning, all in Township 14, Range 18.

with the appurtenances and all the estate, title and interest of the said parties of the first part therein.

And the said parties 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 they will warrant and defend the same against all parties making lawful claim thereon. It is agreed between the parties hereto that the parties 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 they will 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 party of the second part, the loss, if any, made payable to the party of the second part to the extent of the interest. And in the event that said parties 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 party 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 Twenty-seven hundred and no/100 DOLLARS,

according to the terms of One certain written obligation for the payment of said sum of money, executed on the 22d day of July 1948, and by its terms made payable to the party 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 party 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 parties 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 provided for in said written obligation, for the security of which this indenture is given, shall immediately become due and payable at the option of the holder hereof, without notice, and it shall be lawful for the said party of the second part to take possession of the 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 retain 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 party of the second part, making such sale, on demand, to the first party of the first part.

It is agreed by the parties hereto that the terms and provisions of this indenture and each and every obligation thereon 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 parties of the first part have hereunto set their hands and seal, the day and year last above written.

Earl B. Shook  
Betty B. Shook

(SEAL)

(SEAL)

(SEAL)

(SEAL)

## RELEASE

I, 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 18th day of July 1955

ATTEST: I. E. Eby  
Secretary  
(Corp. Seal)

The Lawrence Building and Loan Assn.  
W. E. Becker Vice-Pres.  
W. E. Becker Mortgages.

FILE WITHIN  
IN THE ORIGINAL  
MORTGAGE

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