

36019 BOOK 94

MORTGAGE-Standard Form

(No. 52 A)

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

This Indenture,

Made this 7th day of July
A. D. 1945, between The Alpha Lambda Building Association, a Corporation

of Lawrence in the County of Douglas and State of Kansas
of the first part, and Raymond S. Knoch and Gertrude A. Knoch, or survivor

of the second part.

Witnesseth, That the said part 2 of the first part, in consideration of the sum of Twenty five hundred and no/100 DOLLARS to 15 July paid, the receipt of which is hereby acknowledged, has sold and by these presents do grant, bargain, sell and Mortgage to the said part 1 of the second part, their 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:

Section 255 East 1/4 of Northwest corner of 1st and Main St. (now 15th)
street; thence North 15 feet; thence West 125 feet; thence South 75 feet;
thence East 125 feet to the place of beginning, in the City of Lawrence.

with all the appurtenances, and all the estate, title and interest of the said part 2 of the first part therein. And the said part 2 of the first part do 25 hereby covenant and agree that at the delivery hereof it is 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.

This grant is intended as a mortgage to secure the payment of Twenty five hundred and no/100 Dollars, according to the terms of 1000 certain installment note this day executed and delivered by the said part 2 of the first part to the said part 1 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 part 1 of the second part their executors, administrators 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 surplus, if any there be, shall be paid by the part 2 making such sale, on demand, to said part 1 of the second part

its successors heirs and assigns

In Witness Whereof, The said part 2 of the first part has hereunto set its hand and seal the day and year first above written.
Signed, Sealed and delivered in presence of Lee E. Kack, M.D. (SEAL)
President (SEAL)
Secretary (SEAL)
Secretary (SEAL)

STATE OF KANSAS,

Douglas County, ss.

Be It Remembered, That on this 7th day of July A. D. 1945 before me, Notary Public in and for said County and State, came

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 19 Notary Public

This Indenture was filed in the office of the County Clerk of Douglas County, Kansas, on July 11, 1945.