

80581 BOOK 94

MORTGAGE

THIS INDENTURE, Made this 6th day of October in the year of our Lord nineteen hundred and forty-eight by and between Charles J. Baer III and Mary T. Baer, husband and wife

of the County of Douglas and State of Kansas, parties of the first part, and THE STANDARD LIFE ASSOCIATION, of Lawrence, Kansas, party of the second part:

WITNESSETH, That the said parties of the first part, in consideration of the sum of

-----Six thousand five hundred----- DOLLARS

to them in hand paid, the receipt whereof is hereby acknowledged, do by these presents GRANT, BARGAIN, SELL and CONVEY unto the said party of the second part, its successors and assigns, all of the following described real estate, situated in the County of Douglas and State of Kansas, to-wit:

Beginning 33 feet North and 525 feet East of the Southwest corner of Section 36-12-19; thence North 127.74 feet; thence East 45 feet; thence Northeasterly on a curve to the left with a radius of 50 feet for a distance of 39.27 feet; thence South 45 degrees East 20.7; thence South 127 feet; thence West 95 feet to point of beginning.

TO HAVE AND TO HOLD the same, with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining, and all rights of homestead, exemption, unto the said party of the second part, and to its successors and assigns, forever. And the said parties of the first part do hereby covenant and agree that at the delivery hereof, that 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 in the quiet and peaceable possession of said party of the second part, its successors and assigns, forever, against the lawful claims of all persons whomsoever.

PROVIDED, Always, and these presents are upon the following agreements, covenants and conditions, to-wit:

FIRST. That the parties of the first part are justly indebted to the party of the second part in the sum of

-----Six thousand five hundred----- DOLLARS,

according to the terms of one certain mortgage note of even date herewith, executed by said parties of the first part, in consideration of the actual loan of the said sum, and payable as follows:

November 1	1948	\$42.90 and \$42.90 on the first day of 19	\$
	19	each succeeding month until the full	\$
		amount of interest and principal are paid.	\$
	19	Said payments first applied to interest	\$
	19	then due, the remainder credited on	\$
	19	principal	\$
	19		\$

to the order of the said party of the second part with interest thereon at the rate of 5 per cent per annum, payable semi-annually, on the first days of each month and in each year, according to the terms of said note; both principal and interest and all other indebtedness accruing hereunder being payable in lawful money of the United States of America, at the Home Office of THE STANDARD LIFE ASSOCIATION, Lawrence, Kansas, or at such other place as the legal holder of the principal note may in writing designate, and said note bearing ten percent interest after maturity.