

86589 BOOK 94

MORTGAGE - Standard Form.

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

This Indenture,Made this twelfth day of October
A. D. 1948, between George K. Nixon, an unmarried manof Lawrence, in the County of Douglas and State of Kansas
of the first part, and The Douglas County Building and Loan Association of the second part.

Witnesseth, That the said part Y of the first part, in consideration of the sum of Twenty-seven Hundred and Fifty and no/100 DOLLARS to him duly paid, the receipt of which is hereby acknowledged, has as sold and by these presents do as grant, bargain, sell and Mortgage to the said party of the second part, its 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:

Lot No. Two Hundred Sixteen (216) on Ohio Street,
in the City of Lawrence

with all the appurtenances, and all the estate, title and interest of the said part Y of the first part therein. And the said party of the first part do as hereby covenant and agree that at the delivery hereof he 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-seven Hundred and Fifty and no/100 Dollars, according to the terms of one certain note this day executed and delivered by the said party of the first part to the said party 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 party of the second part, its successors 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 overplus, if any there be, shall be paid by the party making such sale, on demand, to said party of the first part, his

In Witness Whereof, The said part Y of the first part has as hereunto set his hand and seal the day and year first above written.
Signed, Sealed and delivered in presence of George K. Nixon (SEAL)
(SEAL)
(SEAL)
(SEAL)

STATE OF KANSAS
Douglas County.



Be It Remembered, That on this 12th day of October A. D. 1948 before me the undersigned a Notary Public in and for said County and State, came George K. Nixon, an unmarried man

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 May 5, 1952 Russ V. Myers Notary Public.

Recorded October 12, 1948 at 2:15 P.M. RELEASE Ward A. Beck Register of Deeds
The note herein described, having been paid in full, this mortgage is hereby released, and the lien thereby created, discharged. As witness my hand, this 6th day of December A.D. 1948.
The Douglas County Building and Loan Association
By Pearl Smith Secretary