

369 BOOK 95

MORTGAGE (No. 51K) F. J. Boyle, Publisher of Legal Blanks, Lawrence, Kansas

This Indenture, made this 2nd day of December, in the year of our Lord, one thousand nine hundred and forty-eight between Hollin Harold Baker and Mary Waddell Baker, his wife,

of Lawrence in the County of Douglas and State of Kansas parties of the first part, and Effie Hall party of the second part.

Witnesseth, that the said parties of the first part in consideration of the sum of \$8,000.00 Eight Thousand Five 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: For a point of beginning to North 24.2 feet and North 45 degrees 21 minutes East 67.31 feet from the Southwest corner of Section 36, Township 12, Range 19, Douglas County, Kansas; then from such point of beginning to North 57 degrees 53 minutes East 124.11 feet; thence South 32 degrees 36 minutes East 179.25 feet; thence to the right on a clockwise curve with a radius of 148 feet for a distance of 41.97 feet; thence to the left on a counterclockwise curve with a radius of 30 feet for a distance of 26.96 feet; thence North 55 degrees West 167.28 feet to point of beginning; being also known as Lot 5 in Westwood, an addition adjacent to the city of Lawrence, Douglas County, Kansas;

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 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 they will warrant and defend the same against all parties making lawful claim thereto. It is agreed between the parties hereto that the parties of the first part shall at all times during the life of this indenture, pay all taxes and assessments that may be levied or assessed against said real estate when the same become 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 \$8,000.00 Eight Thousand Five 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 2nd day of December 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 now, or if waste is committed on said premises, then this conveyance shall become absolute and the 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 party 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 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 to the party of the first part.

It is agreed by the parties hereto that the terms and provision 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 parties of the first part have hereunto set their hands and seals the day and year last above written.

Hollin Harold Baker (SEAL)  
Mary Waddell Baker (SEAL)

STATE OF Kansas }  
COUNTY OF Douglas } SS:

Be It Remembered, That on this 2nd day of December A.D. 1948 before me, a Notary Public in the aforesaid County and State, came Hollin Harold Baker and Mary Waddell Baker, 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.



Mary C. Morgan  
Notary Public

This release was made by the undersigned on the 15th day of February A.D. 1950. Harold A. Beck, Notary Public.

Recorded December 3, 1948 at 4:50 P.M. RELEASE  
Walter A. Beck, Register of Deeds

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 15th day of February 1950. The First National Bank of Lawrence, Kansas by E. D. Martin, Cashier