

38454 BOOK 96

MORTGAGE - Standard Form

F. A. BOYLES, Publisher of Legal Blanks, Linn, Kansas

# This Indenture,

Made this 14th day of July  
A. D. 19 49, between James E. Baker and his wife, Grace Baker

of 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 1st of the first part, in consideration of the sum of Twenty Seven Hundred Fifty and no/100 DOLLARS to them duly paid, the receipt of which is hereby acknowledged, has ye sold and by these presents do, 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:

The South 60 acres of the West Half of the South West Quarter of Section Twelve (12), Township Fourteen (14), Range Nineteen (19).

with all the appurtenances, and all the estate, title and interest of the said part 1st 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.

This grant is intended as a mortgage to secure the payment of Twenty Seven Hundred Fifty and no/100 Dollars, according to the terms of one certain note this day executed and delivered by the said parties 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 parties of the first part, their heirs and assigns.

In Witness Whereof, The said part 1st of the first part has ye hereunto set their hands and seal this day and year first above written.

Signed, Sealed and delivered in presence of James E. Baker (SEAL)  
Grace Baker (SEAL)

STATE OF KANSAS  
County of Douglas (SEAL)



Be It Remembered, That on this 15th day of July A. D. 19 49  
before me, the undersigned, a Notary Public in and for said County and State, came James E. Baker and his wife, Grace Baker

to me personally known to be the same persons 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 March 1952 Robert V. Myers Notary Public.

Recorded July 16, 1949 at 9:10 A. M. Harold 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 2nd day of August A. D. 1949.

The Douglas County Building and Loan Association  
By Pearl Enick, Secretary

(Corp Seal)

Harold A. Beck  
Register of Deeds