

38627 Book 96

MORTGAGE

Chas. B. B.

K. J. Smith, Publisher of Legal Blanks, Lawrence, Kansas

This Indenture, Made this 5th day of August in the year of our Lord one thousand nine hundred and forty-nine between W. E. Van Meter and Mary Van Meter, husband and wife

of Lawrence in the County of Douglas and State of Kansas

part 108 of the first part, and The Lawrence Building and Loan Association

part Y of the second part.

Witnesseth, that the said part 108 of the first part, in consideration of the sum of Twenty-nine hundred and fifty and no/100-----DOLLARS

to them duly paid, the receipt of which is hereby acknowledged, he Ysold, and by this indenture do GRANT, BARGAIN, SELL, and MORTGAGE to the said part Y of the second part, the following described real estate situated and being in the County of Douglas and State of Kansas, to-wit:

The West 1/2 of the Southeast 1/4, less 5 feet off the North side thereof, in Block 3 in Earl's Addition to the City of Lawrence; and beginning at a point 330 feet East of the center of Delaware Street and 345 feet South of the center of Quincy (now called 11th street); thence North 175 feet; thence East 185 feet; thence South 175 feet; thence West 185 feet to point of beginning, all in Block 3 in Earl's Addition to the City of Lawrence; and beginning at the Southeast corner of Northwest 1/2 of said Block 3 Earl's Addition; thence running West 290 feet; thence North 170 feet; thence East 290 feet; thence South to place of beginning, less beginning at the Southwest corner of said foregoing description; thence running North 115 feet; thence East 117 feet; thence South 115 feet; thence West to place of beginning.

This mortgage is given to correctly describe the real estate intended to be described in Mortgage recorded in Book 96 at Page 83 of the records in the office of the register of deeds of Douglas County, Kansas.

with the appurtenances and all the estate, title and interest of the said part 108 of the first part therein.

And the said part 108 of the first part do hereby covenant and agree that at the delivery hereof 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 the they all warrant and defend the same against all parties making lawful claim thereon. It is agreed between the parties hereto that the part 108 of the first part shall at all times during the life of this indenture, pay all taxes or assessments that may be levied or assessed against said real estate when the same becomes due and payable, and that they W.A.A. keep the buildings upon said real estate insured against fire and tornado in such sum and by such insurance company as may be specified and directed by the part Y of the second part, the loss, if any, made payable to the part Y of the second part to the extent of the loss. And in the event that said part Y of the second 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 part Y 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 Twenty-nine hundred and fifty and no/100-----DOLLARS,

according to the terms of one certain written obligation for the payment of said sum of money, executed on the 28th day of July 1949, and by the terms made payable to the part Y 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 part Y 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 part 108 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 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 part Y 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 rent 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 money 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 part Y of the second part, or as directed, to the said part 108 of the first part.

It is agreed by the parties hereto that the terms and provisions 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 part 108 of the first part by Ys, hereto set their hand and seal the day and year last above written.

W. E. Van Meter (SEAL)

Mary Van Meter (SEAL)

(SEAL)

(SEAL)