Reg. No. 7090
Fee Paid $1.75

38676 BOOK 96

MORTGAGE (No. 52 K) F. J. Boyle, Publisher of Legal Blanks, Lawrence, Kansas

This Indenture, Made this 11th day of August, in the year of our Lord one thousand nine hundred and forty-nine between John S. Coffman and Leora L. Coffman, husband and wife

of Lawrence, in the County of Douglas and State of Kansas part ies of the first part, and The Lawrence Building and Loan Association part y of the second part.

Witnesseth, that the said part ies of the first part, in consideration of the sum of Seven hundred and fifty and no/100----------DOLLARS to them duly paid, the receipt of which is hereby acknowledged, ha ve sold, 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:

Commencing at a point 40 rods East of the Southwest corner of the Northwest Quarter of the Southwest Quarter of Section 29, Township 12 South, Range 20; thence running North 31 rods; thence West 3 rods; thence North 9 rods; thence East 3 rods; thence South 9 rods to beginning; also Commencing at a point 43 rods West of the Northeast corner of the South Half of the Northwest Quarter of the Southwest Quarter of Section 29, Township 12 South, Range 20; running thence West 32 feet and 6 inches; thence South 9 rods; thence East 32 feet and 6 inches; thence North 9 rods to place of beginning; also Beginning 44 rods and 14 feet West of the Northeast corner of the South Half of the Northwest Quarter of the Southwest Quarter of Section 29, Township 12 South, Range 20; thence West 50 feet; thence South 150 feet; thence East 50 feet; thence North 150 feet to the place of beginning; also The West 1/3 of: Beginning at the Northwest corner of the Southeast Quarter of the Northwest Quarter of the Southwest Quarter of Section 29, Township 12 South, Range 20; thence East 12 rods; thence South 20 rods; thence West 12 rods; thence North 20 rods to place of beginning, all ~~East of the 6th P.M. in that part of the City of Lawrence formerly known as~~ North Lawrence with the appurtenances and all the estate, title and interest of the said part ies of the first part therein.

And the said part ies of the first part do hereby covenant and agree that at the delivery hereof they are the lawful owner s 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 part ies 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 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 part y of the second part, the loss, if any, made payable to the part y of the second part to the extent of its interest. And in the event that said part ies 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 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 Seven 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 11th day of August 19 49, and by its 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 ies 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 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 overplus, if any there be, shall be paid by the part y making such sale, on demand, to the first part ies.

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 ies of the first part ha ve hereunto set their hand s and seal s the day and year last above written.

John S. Coffman (SEAL)
Leora L. Coffman (SEAL)
(SEAL)
(SEAL)

Lots numbered 1 and 2 in Block 1 in Douglas County, Kansas, according to the recorded plat thereof. Grantee has this day assumed and agrees to pay the mortgage on said premises in the amount of $1,000.00 dated August 11, 1949, and payable to Douglas County State Bank, Lawrence, Kansas. Grantee has this day assumed and agrees to pay the mortgage on said premises in the amount of $1,000.00 dated August 11, 1949, and payable to The Lawrence Building and Loan Association, Lawrence, Kansas. Grantee has this day assumed and agrees to pay the mortgage on said premises in the amount of $1,000.00 dated August 11, 1949, and payable to Douglas County State Bank, Lawrence, Kansas. Grantee has this day assumed and agrees to pay the mortgage on said premises in the amount of $1,000.00 dated August 11, 1949, and payable to The Lawrence Building and Loan Association, Lawrence, Kansas. (Cap. Lee)