

MORTGAGE-Standard Form

(No. 32 B)

Book 96

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This Indenture, Made this 15th day of MarchA. D. 1949, between B. L. Taul, & Myrtle Taul, his wife; Joe Ed Taul and Louise Taul, his wife; C. T. Taul and Betty Taul, his wifeof Baldwin in the County of Douglas and State of Kansas
of the first part, and Lola Byer

of the second part.

Witnesseth, That the said parties of the first part, in consideration of the sum of

Forty-Five Hundred and no/100 DOLLARSto them duly paid, the receipt of which is hereby acknowledged, have sold and by these presents do grant, bargain, sell and Mortgage to the said party of the second part her 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 west half of the northwest fractional quarter (1/4 of NW 1/4)
of section six (6), township fifteen (15), range twenty (20)

with all 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 on the delivery hereof they are the lawful owner of the premises above granted, and sold 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 Forty-Five Hundred and no/100Dollars, 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 partand 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 her executors, administrators 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 surplus, if any there be, shall be paid by the party making such sale, on demand, to said parties

heirs and assigns

In Witness Whereof, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and delivered in presence of

B. L. Taul (SEAL)
Myrtle Taul (SEAL)
Joe Ed Taul (SEAL)
Louise Taul (SEAL)
C. T. Taul
Betty Taul