

3963 BOOK 97

MORTGAGE Standard Form

(No. 32 B)

F. J. POYLES, Publisher of Legal Blanks, Lawrence, Kansas

This Indenture,

Made this 14th day of December
A. D. 19 49, between Grover D. Johnson and Pearl E. Johnson, husband
and wife

of Baldwin in the County of Douglas and State of Kansas
of the first part, and The Baldwin State Bank, Baldwin, Kansas

of the second part,

Witnesseth, That the said parties of the first part, in consideration of the sum of
One Thousand Five Hundred & no/100 DOLLARS
to 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 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 Eighty-Six (86) feet of Lots Nos. Seventy-Seven (77),
Seventy-Nine (79), and Eighty-One (81) on Indiana Street, in
the City of Baldwin City, Kansas

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 at the delivery hereof they 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 One Thousand Five Hundred & 00/100
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 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 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 parties of the first part have hereunto set their
hand and seals the day and year first above written:

Signed, Sealed and delivered in presence of

Grover D. Johnson (SEAL)
Pearl E. Johnson (SEAL)
(SEAL)
(SEAL)