

4024 BOOK 97

MORTGAGE—Standard Form

(No. 52 A)

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

This Indenture, Made this 14th day of MarchA. D., 1950, between Nellie An Litz, a widowof Lawrence in the County of Douglas and State of Kansas
of the first part, and E. Rice Phelps

Party of the second part.

Witnesseth, That the said part Y of the first part, in consideration of the sum ofTwelve Hundred and Sixty and no/100 ***** DOLLARSto her duly paid, the receipt of which is hereby acknowledged, has sold and by these presents do sell, grant, bargain, sell and Mortgage to the said part Y of the second part, his 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:Lots 111, 113, 115 and 117 on Elm Street
in Block 12 in that part of the City of
Lawrence known as North Lawrencewith all the appurtenances, and all the estate, title and interest of the said part Y of the first part therein. And the said Nellie An Litzdo hereby covenant and agree that at the delivery hereof she is the lawful owner of the premises above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrancesThis grant is intended as a mortgage to secure the payment of Twelve Hundred and Sixty and no/100 Dollars, according to the terms of one certain Note this day executed and delivered by the said Nellie An Litz to the said part Y 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 part Y of the second part his 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 part Y making such sale, on demand, to said Nellie An Litzher heirs and assignsIn Witness Whereof, The said part Y of the first part has hereunto set her hand and seal the day and year first above written.

Signed, Sealed and delivered in presence of

Nellie An Litz (SEAL)

STATE OF KANSAS,

Douglas County, } ss.Be It Remembered, That on this 14th day of March A. D. 19 50before me, D. O. Phelps a Notary Public in and for said County and State, came Nellie An Litz, a widow

to me personally known to be the same person 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 November 14 19 53D. O. Phelps Notary PublicWanda A. Beck Register of Deeds

RELEASE

The note herein described having been paid in full, this mortgage is hereby released, and the lien thereby created is discharged. As witness my hand this 2nd day of January 1951.

Attest: D. O. Phelps

E. Rice Phelps

Wanda A. Beck*Wanda A. Beck**Phelps released this mortgage, record, first and day of January 1951*