

4025

BOOK 97

MORTGAGE-Standard Form

(No. 52 A)

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

This Indenture, Made this 16th day of MarchA. D., 19 50, between Henry Wiederkehr and Marie Wiederkehr, his wifeof in the County of Douglas and State of Kansas
of the first part, and Esther M. James, Roger F. James and Patricia A. James

of the second part,

Witnesseth, That the said part ies of the first part, in consideration of the sum of
Eight thousand and no/100 (\$8,000.00) 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 part ies of the second part, their 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 Northeast Quarter of Section 15, less 28.82 acres in the Northeast corner thereof as shown by deed from William J. Cummings, et al, to R. L. Patton, recorded in Volume 117 at Page 233 in the office of the Register of Deeds of Douglas County, Kansas, said excepted tract being described as follows:

Beginning at the Northeast corner of Section 15, Township 13, Range 18, thence running South along the East line of said Section 15, 1084.5 feet to the intersection of said East line with the center line of a public road running from Southeast to Northwest; thence in a northwesterly direction along the center line of said road 2556.8 feet to its intersection with the North line of said Section 15; thence East along the North line of said Section 15, 2315 feet to point of beginning, containing 28.82 acres more or less;

Also, all of the Southeast quarter of Section 15, Township 13, Range 18, subject to Easement for public roads, except 5 acres described as follows: Beginning on the South line of said Section 15, at a point 40 rods West of the Southeast corner of said section, thence North 20 rods, thence West 40 rods, thence South 20 rods to the South line of said section, thence East 40 rods to place of beginning;

Also, all that part of the Northeast quarter of Section 22 Township 13, Range 18, lying north of the Belvoir rock road and containing 6.12 acres, more or less, otherwise described as: Beginning at the Northwest corner of said Northeast quarter, thence East along the North line thereof 1308 feet, thence South 196 feet, thence West 1308 feet to the West line of said Northeast quarter, thence North 196 feet to the place of beginning.

with all the appurtenances, and all the estate, title and interest of the said part ies of the first part therein.
And the said Parties 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.

This grant is intended as a mortgage to secure the payment of Eight Thousand and no/100 Dollars, according to the terms of one certain promissory note this day executed and delivered by the said Parties of the First Part to the said part ies 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 part ies of the second part their 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 ies making such sale, on demand, to said Parties of the First Part, their

heirs and assigns