

40455 BOOK 98

MORTGAGE

(Rev. 5-2-35)

K. J. Bayler, Publisher of Legal Blanks, Lawrence, Kansas

This Indenture, Made this 14th day of April, in the
year of our Lord one thousand nine hundred and fifty between

Taylor J. Groninger, a single man,

of Lawrence in the County of Douglas and State of Kansas

party of the first part, and Harold J. Lisher and Gladys M. Lisher, his wife, as joint

tenants with right of survivorship and not as tenants in common part ies of the second part.

Witnesseth, that the said part y of the first part, in consideration of the sum of

Two hundred and no/100 ----- DOLLARS

to him duly paid, the receipt of which is hereby acknowledged, he has sold, and by this indenture
does GRANT, BARGAIN, SELL and MORTGAGE to the said part ies of the second part, the following described
real estate situated and being in the County of Douglas and State of Kansas, to-wit:

Lots 90 and 91 in Fairfax Addition, in the

city of Lawrence, Douglas County, Kansas,

(This mortgage is subject to a mortgage dated November 19, 1948, in favor
of the Jayhawk Federal Credit Union, recorded in Book 95, at page 191 of
the records in the office of Register of Deeds of Douglas County, Kansas.)

with the appurtenances and all the estate, title and interest of the said part y of the first part therein.

And the said part y of the first part do ag hereby covenant and agree that at the delivery hereof he is the lawful owner
of the premises above granted, and seised of a good and inalienable estate of inheritance therein, free and clear of all incumbrances, except
mortgage mentioned above.

It is agreed between the parties herein that the part y of the first part shall at all times during the life of this indenture, pay all taxes on assessments
that may be levied or assessed against said real estate when the same become due and payable, and that he 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 ies of the second part, the first
time, if any, made payable to the part ies of the second part to the extent of thirty percent. And in the event that said part y 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 ies 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 six percent from the date of payment until fully repaid.

THIS GRANT is intended as a mortgage to secure the payment of the sum of Two hundred and no/100 -----

DOLLARS,

according to the terms of one certain written obligation for the payment of said sum of money, executed on the 14th day of
April, 1950, and by its terms made payable to the part ies 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 ies 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 y 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 ies of the second part their heirs or assigns 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 charge incident thereto, and the surplus, if any there be, shall be paid by the
part ies of the second part, making such sale, on demand, to the first part y.

It is agreed by the parties herein that the terms and provisions of this indenture and such 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 herein.

In Witness Whereof, the part y of the first part he has hereunto set his hand and
seal the day and year last above written.

Taylor J. Groninger (SEAL)

STATE OF KANSAS
COUNTY OF DOUGLAS

88.

Be It Remembered, That on this 14th day of April, A.D. 19 50,
before me, a notary public in the aforesaid County and State,
came Taylor J. Groninger, a single man,

to me personally known to be the same person who executed the foregoing instrument 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.

Oliver F. Pridemore
Notary Public

My Commission Expires June 5 1950

Recorded April 11, 1950 at 1:15 P. M.

Harold A. Beck Register of Deeds

Release
The undersigned, owner of the within mortgage, do hereby acknowledge the full payment
of the debt secured by said mortgage, and authorize the Register of Deeds to enter the discharge of
this mortgage of record. Dated this 27th day of April 1950.

Harold J. Lisher

Gladys M. Lisher Mortgagee Owner.