

MORTGAGE

4076

BOOK 98

E. L. Burden, Publisher of Legal Blanks, Lawrence, Kansas

(No. 53 K)

This Indenture, Made this 27th day of May, in the
year of our Lord one thousand nine hundred and fifty between
Roy E. Williams and Merritta J. Williams, husband and wife

of Lawrence in the County of Douglas and State of Kansas

part 109 of the first part, and The Lawrence Building and Loan Association

part Y of the second part.

Witnesseth, that the said part 108 of the first part, in consideration of the sum of

Twenty-five Hundred Dollars and no/100----- DOLLARS

to them duly paid, the receipt of which is hereby acknowledged, he vs sold, and by this indenture

do GRANT, BARGAIN, SELL and MORTGAGE to the said part Y of the second part, the following described real estate situated and being in the County of Douglas and State of Kansas, to-wit:

The West half of Lot five (5) and the West half of the South Seventeen (17) feet of Lot four (4) in Block nine (9) in Haskell Place, an addition to the City of Lawrence, in Douglas County, Kansas

with the appurtenances and all the estate, title and interest of the said part 108 of the first part therein.

And the said part 1.00 of the first part do hereby covenant and agree that at the delivery hereof they are the lawful owner. S of the premises above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances.

that they will warrant and defend the same against all parties making lawful claim thereto.

If it is agreed between the parties hereto that the part BS of the first part shall at all times during the life of this indenture, pay all taxes or assessments that may be levied or assessed against said real estate when the same become due and payable, and that EDITH J. WALKER 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 Y of the second part, and if any sum payable to the part Y of the second part shall be paid by the part BS of the first part, and if the part Y of the second 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 Y 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

THIS GRANT is intended as a mortgage to secure the payment of the sum of Twenty-five Hundred Dollars and no/100----- DOLLARS.

according to the terms of one certain written obligation for the payment of said sum of money, executed on the 27th day of May 1950 and by its terms made payable to the part Y 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 Y 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 103 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 in herein specified, and the obligation contained therein fully discharged. If default be made in such payments or any of the obligations created therein, or if the taxes on said real estate be 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 indentation 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. of the second part. to 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 charges incident thereto, and the overplus, if any there be, shall be paid by the court making such sale, on demand, to the first part. **18B**

It is agreed by the parties hereto that the terms and provisions of this indenture and each 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 hereto.

In Witness Whereof, the part 103 of the first part has VS herunto set their hand s and seal 3 the day and year last above written.

X Roy E. Williams (SEAL)

X Roy E. Williams (SEAL)

x Merritt J. Williams (SEAL)

(CFAT.)

STATE OF Kansas

COUNTY OF ~~Douglas~~ Harper

Be It Remembered, That on this 27th day of MAY A.D. 19 50

before me, a Notary Public in the aforesaid County and State

came Roy E. Williams and Merritta J. Williams,
husband and wife

to me personally known to be the same person², 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.

Notary Public

Nr. Commission Expires ~~January 2nd~~ May 3, 1954

K. M. Goney
Notary Public

Wm. A. B. B. Register of Deeds