46 Reg. No. 4848
Fee Paid #3.00

41908 BOOK 99

MORTGAGE (No. 52 K) F. J. Boyles, Publisher of Legal Blanks, Lawrence, Kansas

This Indenture, Made this 6th day of October in the year of our Lord one thousand nine hundred and fifty between John P. Crum and Betty Geraldine Crum, his wife,

of Lawrence, in the County of Douglas and State of Kansas part ies of the first part, and J. C. Hemphill part y of the second part.

Witnesseth, that the said part ies of the first part, in consideration of the sum of One Thousand Two Hundred Fifty ($1,250.00) - - - - - - - - - - - - - - - - - - - DOLLARS to them duly paid, the receipt of which is hereby acknowledged, ha ve 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:

Beginning at a point 100 feet East of the Southwest corner of Lot Fourteen (14) in Addition Eight (8) in that part of the City of Lawrence known as North Lawrence, thence North 138.2 feet, thence East 100 feet, thence South 138.2 feet, more or less to the South line of Lot Fifteen (15) in said Addition Eight (8); thence West 100 feet to the place of beginning.

This is a second mortgage, subject to a first mortgage of $3,000.00 to The First National Bank, Lawrence, Kansas, from John P. Crum and Betty G. Crum, his wife, dated July 16, 1949, recorded July 18, 1949, in Book 96 of Mortgages at Page 30; and that said mortgage has been duly assigned by The First National Bank, Lawrence, Kansas, to the Commerce Trust Co. by an assignment dated August 29, 1949, recorded September 3, 1949, in Book 96 of Mortgages at Page 260.

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

And the said part ies 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,

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

It is agreed between the parties hereto that the part ies 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 becomes due and payable, and that they will 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, the loss, if any, made payable to the part y of the second part to the extent of his interest. And in the event that said part ies 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 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 interest at the rate of 10% from the date of payment until fully repaid.

THIS GRANT is intended as a mortgage to secure the payment of the sum of One Thousand Two Hundred Fifty ($1,250.00) DOLLARS, according to the terms of one certain written obligation for the payment of said sum of money, executed on the 6th day of October 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 ies 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 y 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 part y making such sale, on demand, to the first part ies.

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 ies of the first part ha ve hereunto set their hand s and seal s the day and year last above written.

John P. Crum (SEAL)
Betty Geraldine Crum (SEAL)
(SEAL)
(SEAL)