

43493 BOOK 99

MORTGAGE—Standard Form.

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

**This Indenture**, Made this 12th day of April  
A. D. 1951, between Ralph Tait and his wife, Esther R. Tait

of Lawrence, in the County of Douglas and State of Kansas  
of the first part, and The Douglas County Building and Loan Association of the second part.

Witnesseth, That the said part 1st of the first part, in consideration of the sum of  
One Thousand and no/100----- DOLLARS  
to them duly paid, the receipt of which is hereby acknowledged, ha ve sold and by these presents do grant,  
bargain, sell and Mortgage to the said party of the second part, its 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:

Lot No. Eighty Five (85) on Tennessee Street in the City of  
Lawrence.

with all the appurtenances, and all the estate, title and interest of the said part 1st 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 owner 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 One Thousand and no/100-----  
Dollars, according to the terms of One certain note this day executed and delivered by the said  
parties of the first part

to the said party 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, when this conveyance shall become absolute, and the whole amount shall become due and payable; and it shall be lawful for the  
said party of the second part, its successors 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 surplus, if any there be, shall be paid by the party making such sale, on  
demand, to said parties of the first part, their

heirs and assigns:  
**In Witness Whereof**, The said part 1st of the first part ha ve hereunto set their  
hands and seals the day and year first above written.

Signed, Sealed and delivered in presence of

Ralph Tait (SEAL)  
Esther R. Tait (SEAL)

STATE OF KANSAS

Douglas County.

**Be It Remembered**, That on this 12th day of April A. D. 19 51

before me the undersigned a Notary Public

in and for said County and State, came Ralph Tait and his wife,

Esther R. Tait

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.



Pearl Enick Notary Public.  
Harold A. Beck Register of Deeds

Recorded April 13, 1951 at 8:40 A. M.

RELEASE

The note herein described, having been paid in full, this mortgage is hereby released, and the lien thereby  
created, discharged. As witness my hand, this 8th day of September A. D. 1953

The Douglas County Building and Loan Association  
By Pearl Enick Secretary

(Corp. Seal)

*Handwritten note:* 12th day of April 1951  
Harold A. Beck  
Business Office