

4385b BOOK 100

MORTGAGE (No. 5231) F. J. Herber, Publisher of Legal Blanks, Lawrence, Kansas

This Indenture, Made this 6th day of June, in the year of our Lord one thousand nine hundred and fifty-one between Roy W. Moll and Ruth Moll, his wife,

of Lawrence, in the County of Douglas and State of Kansas part 102 of the first part, and John Snow or Bessie Snow, or the survivor of them, parties of the second part.

Witnesseth, that the said part 102 of the first part, in consideration of the sum of Three Thousand (\$3,000.00) DOLLARS to them July paid, the receipt of which is hereby acknowledged, have sold, and by this indenture do GRANT, BARGAIN, SELL and MORTGAGE to the said part 102 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 154 feet South of the Northeast corner of the Northwest Quarter of Section 36, Township 12 South, Range 19 East of the 6th P.M., thence South 315.44 feet to a 4-inch pipe, thence West along the wire fence 301 feet, thence North parallel with the East line of said Quarter section 396 feet to the South line of right of way of Highway No. 40, thence Southeast, along right of way 312.82 feet to point of beginning, containing 2.458 acres more or less.

with the appurtenances and all the estate, title and interest of the said parties of the first part therein. And the said part 102 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.

and that they will warrant and defend the same against all parties making lawful claim thereon. It is agreed between the parties hereto that the part 102 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 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 102 of the second part, the loss, if any, made payable to the extent of their interest. And in the event that said part 102 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 102 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 Three Thousand (\$3,000.00) DOLLARS,

according to the terms of said certain written obligation for the payment of said sum of money, executed on the 6th day of June, 1951, and by the terms made payable to the part 102 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 102 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 102 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 102 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 surplus, if any there be, shall be paid by the part 102, making such sale, on demand, to the first part.

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 102 of the first part by us hereunto set their hand and seal the day and year last above written. Roy W. Moll (SEAL) Ruth Moll (SEAL)

STATE OF KANSAS } SS. COUNTY OF DOUGLAS } Be It Remembered, That on this 6th day of June A. D. 19 51 before me, a Notary Public in the aforesaid County and State, came Roy W. Moll and Ruth Moll, his wife, to me personally known to be the same persons 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. Forrest A. Jackson Notary Public My Commission Expires Oct. 28 1952

Recorded June 11, 1951 at 10:35 A. M.

RELEASE I, the undersigned, owner of the within mortgage, do hereby acknowledge the full payment of the debt secured thereby, and authorize the Register of Deeds to enter the discharge of this mortgage of record. Dated this 9 day of June 1953

John Snow Bessie Snow Mortgagee.

Handwritten signatures and names including Harold Beck and Barbara Fisher.