

MORTGAGE

(52N)

44584 BOOK 100

Boyle's Legal Blanks - CASH STATIONERY CO., Lawrence, Kans.

This Indenture,

Made this Twenty-Fourth day of September, in the
year of our Lord one thousand nine hundred and fifty-one
between
Simon E. Owens and Bertha P. Owens, his wife

of Lawrence, in the County of Douglas and State of Kansas
parties of the first part, and The Lawrence National Bank, Lawrence, Kansas, A Corporation
part Y of the second part.

Witnesseth, that the said part ies of the first part, in consideration of the sum of
Twenty-Three Hundred and no/100 ----- DOLLARS

to them duly paid, the receipt of which is hereby acknowledged, have 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:

A tract of six (6) and 7/9 acres of land in the North West
Quarter of the South East Quarter, Section Nineteen (19), Twp. Twelve (12),
Range Twenty (20) described as follows: Beginning 19.11 rods south of the
North West corner of said North West Quarter of the Southeast Quarter of
Section Nineteen (19), thence East 70 rods, thence South 15.71 rods, thence
West 70 rods, thence North 15.71 rods to the place of beginning, less the
South one (1) 7/8 acres thereof, leaving a tract of five (5) acres, more or
less; also

The North Half of Lots 7 and 8, in addition No. 11 in that part of the City
of Lawrence known as North Lawrence, in Douglas County, Kansas.

with the appurtenances and all the estate, title and interest of the said parties 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 thereon.

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 and 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 ies of the second part to the extent of its
interest. And in the event that said parties 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 10% from the date of pay-
ment until fully repaid.

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

according to the terms of a certain written obligation for the payment of said sum of money, executed on the 24th
day of September 19 51, 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 parties 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 to take possession of the said premises and all the improve-
ments 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 ies 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,
and assigns and successors of the respective parties hereto.

In Witness Whereof, the part ies of the first part have hereunto set their hands
and seal the day and year last above written.

Simon E. Owens (SEAL)
Bertha P. Owens (SEAL)

(SEAL)
(SEAL)

Not a document
L. L. Francis, Notary Public
for Kansas