

45388 BOOK 101

MORTGAGE

(No. 52 M)

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

This Indenture, Made this 29th day of December 1951, in the year of our Lord one thousand nine hundred and Fifty One between Dale M. Black and Louene V. Black, his wife or the survivor

of Baldwin City, in the County of Douglas and State of Kansas

parties of the first part, and F. E. Wolf, Baldwin City Kansas

part of the second part.

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

FIFTEEN HUNDRED and No/00 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 party of the second part, the following described real estate situated and being in the County of Douglas and State of Kansas, to-wit:  
Lots 39, 40, 41, 42, 43, and 44 on College Street in Media, now an addition to the City of Baldwin City, 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 parties 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.

It is agreed between the parties hereto that the parties of the first part shall at all times during the term 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 the parties of the second part shall 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 parties of the second part, the 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 parties 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 (\$1500.00)

FIFTEEN HUNDRED and No/00 DOLLARS,

according to the terms of a certain written obligation for the payment of said sum of money, executed on the 29th day of December 1951, and by the terms made payable to the party 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 party 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 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 party of the second part to take possession of the said premises and all the improvements thereon in the manner prescribed 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 parties of 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 parties of the first part have hereunto set their hands and seal...

Dale M. Black (SEAL)  
Louene V. Black (SEAL)

STATE OF Kansas  
COUNTY OF Douglas



Be It Remembered, That on this 5 day of January A. D. 1952 before me, a G. B. Butell in the aforesaid County and State, came Dale M. Black and Louene V. Black husband and wife

to me personally known to be the same person(s) 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.

My Commission Expires Sept 5, 1952

Notary Public

Recorded January 17, 1952 at 8:00 A. M.

Register of Deeds

This release was written in the original mortgage.

22nd December 1951

Notary Public

Notary Public

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 the 14 day of January 1952

F. E. Wolf

Mortgagee - Owner

This release was written in the original mortgage.

22nd December 1951

Notary Public

Notary Public

Record

The no

thereby

(Corp.)