

MORTGAGE

(Rev. 5-2-30)

45527 BOOK 101

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This Indenture,

Made this 6th day of February, in the year of our Lord one thousand nine hundred and fifty-two between
Crevico D. Brewer and Doris Lee Brewer, his wife,

of Lawrence, in the County of Douglas and State of Kansas
parties of the first part, and P. D. Olmstead and Grace O. Olmstead, his wife,

parties of the second part.

Witnesseth, that the said parties of the first part, in consideration of the sum of
Eighteen 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 parties 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 the intersection of the South line of Nineteenth
Street, in the City of Lawrence, Douglas County, Kansas, with
the East line of the Northwest Quarter of the Southeast Quarter
of Section 1, Township 13, Range 19; thence South 75 feet;
thence West 85 feet; thence North 75 feet; thence East 85 feet
to point of beginning, subject to easement for utilities;

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 seised of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances, except a
mortgage to Northwestern Mutual Life Insurance Company of Milwaukee, Wisconsin in the
amount of \$7200.00

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 parties 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 parties of the second part, the
loss, if any, made payable to the parties of the second part to the extent of their interest. And in the event the 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 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 Eighteen Hundred and no/100 ***** DOLLARS,

according to the terms of certain written obligation for the payment of said sum of money, executed on the 6th day of
February, 1952, and by its terms made payable to the parties 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 parties 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 parties 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
parties of the first part, making such sale, on demand, to the first parties of the second 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, the day and year last above written.

Crevico D. Brewer (SEAL)
Doris Lee Brewer (SEAL)

STATE OF KANSAS
COUNTY OF DOUGLAS

SS.

Be It Remembered, That on this 6th day of February A.D. 1952
before me, a Notary Public in the aforesaid County and State,
came Crevico D. Brewer and Doris Lee Brewer, 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.



My Commission Expires July 17, 1954

Notary Public

Recorded February 6, 1952 at 4:00 P. M.

Register of Deeds

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
cancel the discharge of this mortgage recorded with the 25th day of
June 1952.

P. D. Olmstead
Grace O. Olmstead
Mortgagee