

(52%)

Boyles Legal Blanks — CASH STATIONERY CO. — Lawrence, Kan.

Made this 19th day of March, in the  
hundred and fifty-two between  
J. Puckett; his wife.

Witnesseth, that the said part 100 of the first part, in consideration of the sum of

to them duly paid, the receipt of which is hereby acknowledged, ha yo sold, and by this indenture do GRANT, BARGAIN, SELL and MORTGAGE to the said part ies of the second part, the following described real estate situated and being in the County of Douglas and State of Kansas, to-wit:

The West One Hundred Sixty-five (165) Feet of Lot Fourteen (14), less the West Forty (40) Feet thereof for street purposes, in Block Three (3) in South Lawrence, an addition to the City of Lawrence.

with the appurtenances and all the estate, title and interest of the said part 100 of the first part therein.

And the said part 100 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 thereto

It is agreed between the parties hereto that the part 100.00 of the first part shall at all times during the life of this indemnure, 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 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 that said parties of the second part shall at any time become insolvent or unable to pay taxes or to keep the buildings insured as herein provided, then the part 100.00 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 indemnure, 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 Five Thousand (\$5,000.00)-----

according to the terms of one certain written obligation for the payment of said sum of money, executed on the 19th day of March 19 52, and by its terms made payable to the part 100 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 100 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 100 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 taken up as provided herein, or if the said buildings on said real estate are not kept in as good repair as herein before provided, then it is covenanted on said premises, then this conveyance and the said buildings on said real estate are not kept in as good repair as herein before provided, then this conveyance and the said buildings on said real estate are not kept in as good repair as herein before provided, 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 party 100 of the second part to take possession of the said premises and all the improve-

the said part 108 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 said 108, making such sale, on demand, to the first part 108.

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 108 of the first part h'VE, hereunto set their hand & seal & the day and year last above written.

Harry B. Puckett (SEAL)  
Puckett W. Puckett (SEAL)

STATE OF Kansas  
COUNTY OF Douglas

Be It Remembered, That on this 19th day of March A. D. 19 52  
before me, a Notary Public in the aforesaid County and State,  
came Harry B. Puckett and Ruby M. Puckett, his wife,

to me personally known to be the same person... 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 Oct. 28 1952

Recorded March 19, 1952 at 1:40 P. M.

Harold T. Beck      Registered

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