

46496 BOOK 101

(No. 528) P. J. Boyles, Publisher of Legal Blanks, Lawrence, Kansas

**This Indenture**, Made this 11th day of May, in the year of our Lord one thousand nine hundred and fifty-two between William M. Ferguson, a single man, of Lawrence in the County of Douglas and State of Kansas part Y of the first part, and Martin E. Kelly part Y of the second part.

Witnesseth, that the said part Y of the first part, in consideration of the sum of Three Hundred Fifty and no/100 DOLLARS to him duly paid, the receipt of which is hereby acknowledged, he 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:

Lot 118 on Alabama Street in Block 37, in that part of the City of Lawrence known as West Lawrence,

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

And the said part Y of the first part do hereby covenant and agree that at the delivery hereof he is 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 he will warrant and defend the same against all parties making lawful claim thereon.

It is agreed between the parties hereto that the part Y 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 he 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 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 Y of the first 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 6% from the date of payment until fully repaid.

THIS GRANT is intended as a mortgage to secure the payment of the sum of Three Hundred Fifty and no/100 DOLLARS, according to the terms of one certain written obligation for the payment of said sum of money, executed on the 11th day of May 1952, and by its terms made payable to the part Y 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 Y 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 Y of the first part shall fail to pay the same as provided in this indenture.

And this conveyance shall be said 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 Y of the second part his heirs or assigns, 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 Y making such sale, on demand, to the first part Y.

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 Y of the first part do hereunto set his hand and seal the day and year last above written.

Witness to signature of William M. Ferguson by mark: William M. X Ferguson (SEAL)  
Myra Cephus (SEAL)  
Blanche Dodson (SEAL)

STATE OF KANSAS  
COUNTY OF DOUGLAS



Be It Remembered, That on this 11th day of May A. D. 19 52, before me, a the undersigned in the aforesaid County and State, came William M. Ferguson, a single man, by his mark 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 April 16 19 55

Notary Public

Recorded May 17, 1952 at 11:30 A. M. Ward & Beck Register of Deeds

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 25th day of March 1965.

Martin E. Kelly  
Mortgagee, Owner.

was written on the original mortgage any day of March 19 65  
Ward & Beck  
Reg. of Deeds