60129
Book 113

MORTGAGE

Loan No. R-3124

This Indenture, Made this Twelfth day of July, 19 56

between Carl W. Noble and Barbara A. Noble, his wife

of Douglas County, in the State of Kansas, of the first part, and CAPITOL FEDERAL SAVINGS AND LOAN ASSOCIATION of Topeka, Kansas, of the second part;

WITNESSETH: That said first parties, in consideration of the loan of the sum of Six Thousand and no/100 ---------- DOLLARS made to them by second party, the receipt of which is hereby acknowledged, do by these presents mortgage and warrant unto said second party, its successors and assigns, all of the following-described real estate situated in the County of Douglas and State of Kansas, to-wit:

Lot No. One Hundred Four (104), in Block No. Thirty-eight (38), in West Lawrence, an Addition to the City of Lawrence, Douglas County, Kansas.

(It is understood and agreed that this is a purchase money mortgage.)

Together with all heating, lighting, and plumbing equipment and fixtures, including stokers and burners, screens, awnings, storm windows and doors, and window shades or blinds, used on or in connection with said property, whether the same are now located on said property or hereafter placed thereon.

TO HAVE AND TO HOLD THE SAME, With all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, forever, and hereby warrant the title to the same.

PROVIDED ALWAYS, And this instrument is executed and delivered to secure the payment of the sum of Six Thousand and no/100 ---------- DOLLARS with interest thereon, advanced by said Capitol Federal Savings and Loan Association, and such charges as may become due to said second party under the terms and conditions of the note secured hereby, which note is by this reference made a part hereof, to be repaid as follows:

In monthly installments of $ 50.64 each, including both principal and interest. First payment of $ 50.64 due on or before the 20th day of August, 19 56, and a like sum on or before the 20th day of each month thereafter until total amount of indebtedness to the Association has been paid in full.

It is the intention and agreement of the parties hereto that this mortgage shall also secure any future advancements made to first parties, or any of them, by second party, and any and all indebtedness in addition to the amount above stated which the first parties, or any of them, may owe to the second party, however evidenced, whether by note, book account or otherwise. This mortgage shall remain in full force and effect between the parties hereto and their heirs, personal representatives, successors and assigns, until all amounts due hereunder, including future advancements, are paid in full, with interest; and upon the maturing of the present indebtedness for any cause, the total debt on any such additional loans shall at the same time and for the same specified causes be considered matured and draw ten per cent interest and be collectible out of the proceeds of sale through foreclosure or otherwise.

First parties agree to keep and maintain the buildings now on said premises or which may be hereafter erected thereon in good condition at all times, and not suffer waste or permit a nuisance thereon. First parties also agree to pay all taxes, assessments and insurance premiums as required by second party.

First parties also agree to pay all costs, charges and expenses reasonably incurred or paid at any time by second party, [illegible], because of the failure of first parties to perform or comply with the provisions in said note and in this mortgage contained, and the same are hereby secured by this mortgage.

First parties hereby assign to second party the rents and income arising at any and all times from the property mortgaged [illegible], and hereby authorize second party or its agent, at its option upon default, to take charge of said property and collect all rents and income and apply the same on the payment of insurance premiums, taxes, assessments, repairs [illegible] necessary to keep said property in tenantable condition, or other charges or payments provided for [illegible] in the note hereby secured. This assignment of rents shall continue in force until the unpaid balance [illegible] paid. It is also agreed that the taking of possession hereunder shall in no manner prevent or retard [illegible] the collection of said sums by foreclosure or otherwise.

[illegible] second party to assert any of its right hereunder at any time shall not be construed as a waiver of its [illegible] at a later time, and to insist upon and enforce strict compliance with all the terms and provisions [illegible] in this mortgage contained.

[illegible] shall cause to be paid to second party the entire amount due it hereunder and under the terms and [illegible] hereby secured, including future advances, and any extensions or renewals hereof, in accordance with [illegible] all the provisions in said note and in this mortgage contained, then these [illegible] per annum. Appraisement and all benefits of homestead and [illegible]

[illegible] to and be binding upon the heirs, executors, administrators, successors and assigns of the [illegible]

[illegible], said first parties have hereunto set their hands the day and year first above written.

Carl W. Noble
Carl W. Noble

Barbara A. Noble
Barbara A. Noble