

PROVIDED ALWAYS, and this instrument is executed and delivered to secure the payment of the sum of Six
Thousand Three Hundred and No/100 (\$6300.00) DOLLARS, with interest thereon and such charges and
advances as may become due to the mortgagee under the terms and conditions of the promissory note of even date here-
with, secured hereby, executed by mortgagor to the mortgagee, the terms of which are incorporated herein by this
reference, payable as expressed in said note, and to secure the performance of all of the terms and conditions con-
tained in said note.

IT IS the intention and agreement of the parties hereto that this mortgage shall also secure any future advances
made to said mortgagor, or any of them, by the mortgagee, and any and all indebtedness in addition to the amount
above stated which the said mortgagor, or any of them may owe to the mortgagee, 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 secured hereunder, including future
advances, 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.

Mortgagor agrees 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.

Mortgagor also agrees to pay all costs, charges and expenses reasonably incurred or paid at any time by mortgagee,
including abstract expenses, because of the failure of mortgagor to perform or comply with the provisions in said note
and in this mortgage contained, and the same are hereby secured by this mortgage.

Mortgagor hereby assigns to mortgagee the rents and income arising at any and all times from the property mort-
gaged to secure this note, and hereby authorize mortgagee 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, assess-
ments, repairs or improvements necessary to keep said property in tenable condition, or other charges or payments
provided for in this mortgage or in the note hereby secured. This assignment of rents shall continue in force until the
unpaid balance of said note is fully paid. It is also agreed, that the taking of possession hereunder shall in no manner
prevent or retard mortgagee in the collection of said sums by foreclosures or otherwise.

If said mortgagor shall cause to be paid to mortgagee the entire amount due it hereunder and under the terms and
provisions of said note hereby secured, including future advances, and any extensions or renewals thereof, in accord-
ance with the terms and provisions thereof, and comply with all the provisions in said note and in this mortgage con-
tained, then these presents shall be void; otherwise to remain in full force and effect, and mortgagee shall be entitled
to the immediate possession of all of said premises and may, at its option, declare the whole of said note due and payable
and have foreclosure of this mortgage or take any other legal action to protect its rights, and from the date of such
default all items of indebtedness hereunder shall draw interest at the rate of 10% per annum. Appraisalment and all
benefits of homestead and exemption laws are hereby waived.

WHENEVER USED, the singular shall include the plural, the plural the singular, and the use of any gender shall be
applicable to all genders.

This mortgage shall be binding upon the heirs, executors, administrators, successors and assigns of the respective
parties hereto.

In Witness Whereof, said mortgagor has hereunto set his hand the day and year first above written.

Ward M. Shull
Ward M. Shull

Helen L. Shull
Helen L. Shull

500-11-56

4. MORTGAGE

STATE OF KANSAS,
County of Douglas

} ss.

Be it remembered, that on this 24th

day of December, A. D. 19 57, before me, the undersigned, a Notary Public in and for the
County and State aforesaid, came Ward M. Shull and Helen L. Shull, husband and wife,

who are personally known to me to be the same persons who executed the within instrument of writing, and such per-
sons duly acknowledged the execution of the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and Notarial Seal the day and year above written.

Ruth M. Sawyer
Ruth M. Sawyer, Notary Public

My Commission expires May 5, 19 60



12
December
58
Helen L. Shull
Ward M. Shull
By James Linn