

**Decree of  
Sale and  
Foreclosure**

In case of default in any of the payments herein provided for, or in the event of the failure on the part of said Mortgagor to keep and perform any of the covenants, agreements, terms and conditions herein contained and provided for, said Mortgagee shall be entitled to a judgment for the sum due upon said note and any additional sums paid by virtue of this mortgage with interest thereon as herein provided, and for all costs, and shall be entitled also to a decree for the sale of said premises in satisfaction of said judgment, foreclosing all rights and equities in and to said premises of said Mortgagor and all persons claiming thereunder, at which sale appraisement of said property is hereby waived by said Mortgagor.

**Waiver of  
Notice**

The said Mortgagor further agrees that all notice of the exercise of any and all options reserved by this mortgage to said Mortgagee is hereby waived.

**Receiver**

In case any bill or petition is filed in an action brought to foreclose this mortgage, the Court may on motion of said Mortgagee without respect to the condition or value of the property herein described, appoint a Receiver to take immediate possession of the mortgaged premises, to maintain and lease the same, and to collect the rents and profits arising therefrom during the pendency of such foreclosure and until the debt is fully paid and apply such rents and profits to the payment and satisfaction of the amount due under this mortgage, first deducting all proper charges and expenses attending the execution of said trust.

Wherever the words "Mortgagor," or "Mortgagee" appear in this mortgage, they shall be understood to include the heirs, devisees, administrators, executors, trustees, successors, and assigns of such parties. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF said Mortgagor(s) have hereunto set their hand(s) and seal(s) the day and year first above written.

Philip G. Wizer, Jr.  
Philip G. Wizer, Jr.

Elsie Irene Wizer  
Elsie Irene Wizer

STATE OF KANSAS, COUNTY OF Douglas SS.

BE IT REMEMBERED that on this 15th day of January

A. D. 1959, before me, the undersigned, a Notary Public in and for said County and State, came Philip G. Wizer, Jr., and Elsie Irene Wizer, his wife

who are personally known to me to be the identical person<sup>s</sup> described in, and who executed the foregoing mortgage, and duly acknowledged the execution of the same to be their voluntary act and deed.

IN TESTIMONY WHEREOF I have hereunto subscribed my hand and affixed my official seal on the day and year last above written.

My commission expires August 26, 1961

G. M. Clem  
G. M. Clem Notary Public.



This release  
written  
on the original  
mortgage  
entered  
day  
of  
1959

James C. Newman  
By James C. Newman  
Deputy

Recorded on January 16, 1959 at 2:35 P.M.

SATISFACTION OF MORTGAGE

THE AMOUNT SECURED by this mortgage has been paid in full, and the same is hereby cancelled, this 4th day of April 1969 THE VICTORY LIFE INSURANCE COMPANY By W.J. Bryden, Jr., President (Corp. Seal)

Harold A. Back Register of Deeds