

# MORTGAGE

Loan No. R-50515LB

of Shawnee 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 Eighteen 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 Twelve (12) in Westwood, an addition to the City of Lawrence, subject to utility easements and restrictions of record; Said Lot Twelve (12) in Westwood, an addition to the City of Lawrence, is also described by metes and bounds as follows: Commencing at the Southwest Corner of Section Thirty-six (36), Township Twelve (12) South, Range Nineteen (19) East of the 6th Principal Meridian, thence North 33 Feet on the West Line of said Section 36, thence East 620 Feet parallel to the South line of said Section 36 for a point of beginning; thence East 208 Feet parallel to the South line of said Section 36; thence North 257.4 Feet parallel to the West line of said Section 36; thence West 208 Feet parallel to the South line of said Section 36; thence South 80.4 Feet parallel to the West line of said Section 36; thence Southwesterly 39.27 Feet on a 50 Foot radius curve; thence Southeasterly 20.7 Feet to a point 127 Feet North of the point of beginning; thence South 127 Feet parallel to the West line of said Section 36 to the point of beginning, Douglas County, Kansas.

Together with all buildings, outhouses, and plantings, including stobbers and burners, acreage, 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 heretofore 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 Eighteen  
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 \$ 131.57 each, including both principal and interest. First payment of \$ 131.57 due on or before the 20th day of March, 1960, 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 understood and agreed that this is a purchase money mortgage.)

Said note further provides: Upon transfer of title of the real estate, mortgaged to secure this note, the entire balance remaining due hereunder may at the option of the mortgagee, be declared due and payable at once.

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, 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, including abstract expenses, 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 to secure this note, and hereby authorise 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 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 second party in the collection of said sums by foreclosure or otherwise.

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

If said first party shall cause to be paid to second party 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 hereof, in accordance with the terms and provisions thereof, and comply with all the provisions in said note and in this mortgage contained, then these presents shall be void; otherwise to remain in full force and effect, and second party shall be entitled to the immediate possession of all 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.

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

IN WITNESS WHEREOF, said first parties have hereunto set their hands the day and year first above written.

James S. Reed  
Pauline R. Reed