

Beginning at a point 203.48 feet North of the Southwest corner of the Southeast Quarter of Section 19, Township 12 South, Range 20 East, thence North on Section line 165 feet to the Southwest corner of Tract "B" of Survey No. 2096, thence East along the South line of Tract "B" of Survey No. 2096, a distance of 587.7 feet, thence South 83 feet to the center of Maple Grove Drainage Ditch, thence Southwest along the center line of said Ditch, 114.8 feet more or less, to a point 203.48 feet North of the South line of said Quarter Section, thence West 508 feet, more or less, to the point of beginning.

also

The Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Thirty-six (36), Township Twelve (12) South, Range Eighteen (18) East of the Sixth Principal Meridian.

RENT ASSIGNMENT

Including all rents, issues and profits thereof, provided however that the mortgagors shall be entitled to collect and retain the rents, issues and profits until default hereunder, with the appurtenances and all the estate, title and interest of the said part of the first part therein.

And the said part of the first part do hereby covenant and agree that at the delivery hereof they 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,

No Exceptions

and that they will warrant and defend the same against all parties making lawful claim thereto.

It is agreed between the parties hereto that the part of the first part shall at all times during the life of this indenture, pay all taxes and assessments that may be levied or assessed against said real estate when the same becomes due and payable, and that they will 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 of the second part, the loss, if any, made payable to the part of the second part to the extent of the interest. And in the event that said part of the first 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 of the second 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 10% from the date of payment until fully repaid.

THIS GRANT is intended as a mortgage to secure the payment of the sum of SEVENTY FIVE HUNDRED & NO/100 * * * * * DOLLARS,

according to the terms of a certain written obligation for the payment of said sum of money, executed on the 2nd day of December 1960, and by its terms made payable to the part 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 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 of the first part shall fail to pay the same as provided in this indenture.

And this conveyance shall be void if such payments be made as herein specified, and the obligation contained therein fully discharged. If default be made in such payments or if 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 of the second part its agents or assigns to take possession of the said premises and all the improve-
ments 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 of the second part making such sale, on demand, to the first part.

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 of the first part has their hand and seal the day and year last above written.

Ben C. Ireland (SEAL)
Nellie T. Ireland (SEAL)
Nellie T. Ireland (SEAL)
Nellie T. Ireland (SEAL)

STATE OF Kansas }
COUNTY OF Douglas }

BE IT REMEMBERED, That on this 2nd day of December A. D. 1960
before me, a Notary Public in the aforesaid County and State,
Ben C. Ireland also known as Ben Ireland and Nellie T. Ireland also known as Nellie Ireland, his wife
to me personally known to be the same person, &c. 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 March 16th 1962.

Howard Wiseman
Howard Wiseman
Notary Public

Recorded December 7, 1960 at 2:50 P.M.

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 2nd day of November 1964.

Attest: William A. Lebert
Assistant Cashier
(Corp. Seal)

THE LAWRENCE NATIONAL BANK, LAWRENCE, KS.
George H. Ryan Vice President Mortgagee. Owner.

This release was written on the original mortgage entered this 5 day of November 1964

Harold A. Beck
Reg. of Deeds
John Newby
Deputy

Harold A. Beck Register of Deeds