

75714

BOOK 127

MORTGAGE

Loan No. RM-1-50618LB

This Indenture, Made this 4th day of January, 19 61
between J. Thomas Adams and Lou Ann Adams, his wife

Douglas
of Douglas County, in the State of Kansas, of the first part, and CAPITOL FEDERAL SAVINGS AND LOAN ASSO-
CATION of Topeka, Kansas, of the second part;
WITNESSETH: That said first parties, in consideration of the loan of the sum of Eight Thousand Four Hundred
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 66 on Ohio Street, in 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 there-
unto 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 Eight
Thousand Four Hundred 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 \$ 73.18 each, including both principal and interest. First payment of \$ 73.18
due on or before the 10th day of February, 19 61, and a like sum on or before the 10th day of
each month thereafter until total amount of indebtedness to the Association has been paid in full.

It is agreed that the mortgagee, may, at any time during the mortgage term, and in its discretion, apply
for and purchase mortgage guaranty insurance, and may apply for renewal of such mortgage guaranty
insurance covering this mortgage, and pay premiums due by reason thereof, and require repayment by
the mortgagors of such amounts as are advanced by the mortgagee. In the event of failure by the
mortgagors to repay said amounts to the mortgagee, such failure shall be considered a default, and all
provisions of the mortgage and the note secured thereby with regard to default shall be applicable.

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 and their heirs, personal repre-
sentatives, successors and assigns, until all amounts due hereunder, including future advancements, are paid in full, with in-
terest; 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 mort-
gaged to secure this note, 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, re-
pairs 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 parties 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
present shall be void; otherwise to remain in full force and effect, and second party shall be entitled to the immediate pos-
session of all of said premises and may, at its option, declare the whole of said note due and payable and have foreclosure
hereunder shall draw interest at the rate of 10% per annum. Appraisal and all benefits of homestead and ex-
emption 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.

J. Thomas Adams
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Lou Ann Adams
Lou Ann Adams