

with the appurtenances and all the estate, title and interest of the said part 122 of the first part therein.

And the said part 122 of the first part do hereby covenant and agree that at the delivery hereof they are the lawful owners of the premises above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances, except mortgage to Capital Federal Savings & Loan Association of Topeka, Kansas dated and recorded Jan. 5, 1954 in Book 105 at page 417-8 of the records in the office of the Register of Deeds of Douglas County, Kansas, and they will warrant and defend the same against all parties making lawful claim therein.

It is agreed between the parties hereto that the part 122 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 122 of the second part, the loss, if any, made payable to the part 122 of the second part to the extent of their interest. And in the event that said part 122 of the first part shall fail to pay such 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 Two thousand five hundred and -- No/100 DOLLARS.

according to the terms of ONE certain written obligation for the payment of said sum of money, executed on the 20th day of JANUARY 1961, and by its terms made payable to the part 122 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 122 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 122 of the first part shall fail to pay the same as provided in this indenture.

And this conveyance shall be void if each payments be made as herein specified, and the obligation contained therein fully discharged. If default be made in such payments or 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 122 of the second part --

to take possession of the said premises and all the improvements 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 overplus, if any there be, shall be paid by the part 122 making such sale, on demand, to the first part 122.

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 122 of the first part hereunto set their hands and seal the day and year last above written.

Walter Dixon Haught (SEAL)
Walter Dixon Haught (SEAL)
Florence L. Haught (SEAL)
Florence L. Haught (SEAL)

STATE OF KANSAS)
DOUGLAS COUNTY) ss

BE IT REMEMBERED, That on this 20th day of January A.D., 1961 before me, a Notary Public in the aforesaid County and State, came Walter Dixon Haught, husband of Florence L. Haught, to me personally known to be the same person 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.

Ima A. Burger
Notary Public
IMA A. BURGER

My Commission Expires Jan. 28, 1962

STATE OF COLORADO)
COUNTY OF Alamosa) ss

BE IT REMEMBERED, That on this 20th day of January A.D., 1961, before me, a Notary Public in the aforesaid County and State, came Florence L. Haught, wife of Walter Dixon Haught, to me personally known to be the same person 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.

Harold G. Beck
Notary Public

My Commission Expires March 12 1964

Recorded January 20, 1961 at 4:05 A.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 29th day of July 1962.

Frank P. Dobyns
Claire L. Dobyns Mortgagee. Owner.

This release was written on the original mortgage and filed this 6 day of August 1962

Harold G. Beck
Reg. of Deeds
By James Beem
Deputy

Harold G. Beck Register of Deeds