

Now, if the said party of the first part, or any one for him, shall well and truly pay, or cause to be paid, the sum of money in said note mentioned, with the interest thereon, according to the tenor and effect of said note, then these presents shall be null and void. But if said sum of money, or either of them, or any part thereof, or any interest thereon, be not paid when the same become due, then, and in that case, the whole of said sum and interest shall, at the option of said party of the second part, by virtue of this Mortgage, immediately become due and payable; or, if the taxes and assessments of every nature which are or may be assessed against said land and appurtenances, or either of them, or any part thereof, are not paid at the time when the same are by law made due and payable, then in like manner the said note, and the whole of said sum, shall immediately become due and payable; and said taxes and assessments of every nature so paid shall be an additional lien against said mortgaged premises secured by this mortgage; and in the event it becomes necessary to foreclose this mortgage the costs and expenses of an abstract incident to said foreclosure shall be an additional charge against said mortgaged premises secured

by this mortgage; and upon forfeiture of this Mortgage, or in case of default in any of the payments herein provided for, the party of the second part, his heirs and assigns, shall be entitled to a judgment for the sum due upon said note and the additional sums paid by virtue of this Mortgage, with interest on said additional sums so paid at the rate of ten per cent, per annum from the date of payment of said sums, and costs, and a decree for the sale of said premises in satisfaction of said judgment, foreclosing all rights and equities in and to said premises of the said party of the first part, his heirs and assigns, and all persons claiming under him. And the said party of the first part shall and will at his own expense from the date of the execution of this Mortgage until said note and interest, and all liens and charges by virtue hereof are fully paid off and discharged, keep the building erected and to be erected on said lands, insured in some responsible insurance company duly authorized to do business in the State of Kansas, to the amount of \$4735.80 Dollars, for the benefit of said party of the second part; and in default thereof said party of the second part may effect said insurance in his own name, and the premium or premiums, costs, charges and expenses for effecting the same shall be an additional lien on said mortgaged property, and may be enforced and collected in the same manner as the principal debt hereby secured.

AND the said party of the first part does hereby covenant and agree that at the delivery hereof he is 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, and that he will Warrant and Defend the same in the quiet and peaceable possession of said party of the second part, his heirs and assigns forever, against the lawful claims of all persons whomsoever.

The use of the singular herein shall include the plural and vice versa and the masculine shall include the feminine gender and vice versa where context so requires. Where second party is a corporation the words "him" and "his" shall mean "it" and "its" as context requires.

IN WITNESS WHEREOF, The said party of the first part has hereunto set his hand \_\_\_\_\_ the day and year first above written.

Executed and delivered in presence of

Arthur S. Frye (SEAL)  
Arthur S. Frye

Charlotte A. Frye (SEAL)  
Charlotte A. Frye

\_\_\_\_\_ (SEAL)

\_\_\_\_\_ (SEAL)

State of Kansas, County of Douglas, ss.

BE IT REMEMBERED, that on this 1st day of May, A. D. 1961, before me, the undersigned, a notary public in and for said County and State, came Arthur Stanley Frye and Charlotte Frye, his wife, a/k/a Arthur S. Frye and Charlotte A. Frye, who is personally known to me to be the identical person described in, and who executed the foregoing Mortgage, and duly acknowledged the execution of the same to be his 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 April 1 1965

Alpha Cohen  
Alpha Cohen Notary Public.

Recorded May 12, 1961 at 10:15 A.M.

Norrell G. Beck Register of Deeds

\$4,735.80

May 13, 1965

RECEIVED OF Arthur S. Frye and Charlotte A. Frye, husband & wife the within named mortgagors the sum of Four Thousand Seven Hundred Thirty-Five and 80/100 Dollars full satisfaction of the within named Mortgage.

(Corp Seal)

HOME SAVINGS ASSOCIATION OF KANSAS CITY  
By: William E. O'Brien (Vice-President)

This release was written on the original mortgage entered this 17th day of May 1965

James A. Boem  
Reg. of Deeds  
By: [Signature]  
Deputy