

Mortgagor hereby assigns to mortgagee the rents and income arising at any and all times from the property, mortgaged to secure this note, and hereby authorizes mortgagee 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 mortgagee in the collection of said sums by foreclosure or otherwise.

If there shall be any change in the ownership of the premises covered hereby without the consent of the mortgagee and the payment of the assumption fee as specified in the promissory note, the entire indebtedness shall become due and payable at the election of the mortgagee and foreclosure proceedings may be instituted thereon.

If said mortgage shall cease to be paid to mortgagee 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 thereof, 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 mortgagee shall be entitled to the immediate possession of all of 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 sums 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.

WHENEVER USED, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

IN WITNESS WHEREOF, said mortgagor has hereunto set his hand the day and year first above written.

LEONARD E. WILLIAMS

Hazel Williams

Philip J. Holtgraves

Vesta M. Holtgraves

ACKNOWLEDGMENT

STATE OF KANSAS,

County of Johnson

Be it remembered, that on this 12th

day of August

A.D. 1961

before me, the undersigned, a Notary Public in and for the Leonard E. Williams and Hazel Williams, husband and wife,

known to me to be the same persons who executed the within instrument of writing, and such persons have acknowledged the execution of the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and Notarial Seal the day and year above written.

Margaret Perkins

Notary Public.

My Commission expires November 17, 1962

MISSOURI
STATE OF KANSAS, COUNTY OF JACKSON SS.

BE IT REMEMBERED THAT ON THIS 15th Day of August, A.D. 1961, before

me the undersigned, a Notary Public in and for said County and State, came Philip J. Holtgraves and Vesta M. Holtgraves, husband and wife

who are personally known to me to be the identical person as described in, and who executed the foregoing mortgage, and duly acknowledged the execution of the same to be their voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my hand and affixed my official seal on the day and year first above written.

Mary J. Henry

Notary Public

My Commission Expires October 28, 1964.

Recorded August 16, 1961 at 9:45 A.M.

Harold A. Bean

Register of Deeds