Together with all heating, lighting, and plumbing equipment and fixtures, including stakers 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, hereditam ents and appurtenances thereunto belonging, or in anywise appertaining, And the said part 10.5% of the first part do hereby covenant and ag that at the delivery hereof they are the lawful owner S. of the premises above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances will warrant and defend the same against all parties making lawful claim thereto. It is agreed between the parties hereto that the part 10.5 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 become due and payable, and that they will keep the buildings upon said real estate insured for loss from fire and extended coverage in such sum and by such insurance company as shall be specified and directed by the party of the second part, the loss, if any, made payable to the party of the second part to the extent of its interest. And in the event that said part 188 of the first part shall fall to pay such taxes when the same become due and payable or to keep said premises insured as herein provided, then the party 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 indecture, 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 seture the payment of the sum of Forty-Three Rundred and no/100-DOLLARS according to the terms, of ODO certain written obligation for the payment of said sum of money, executed on the AUCUS t 19.63, and by its terms made payable to the party of the second part, with all interest accruing thereon according to the terms of said obligation, also to secure all future advances for any purpose made to part 100 of the first-want by the party of the second part whether evidenced by note, book account or otherwise, up to the original amount of this mortgage, with all interest accruling on such future advances according to the terms of the obligation thereof, and also to secure any sum or sums of money advanced by the said party 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 10 60f the first part shall fall to pay the same as provided in the indenture .Part 108 of the first part hereby assign to party of the second part the rents and income raising at any and all times from the property mortpaged to secure said written obligation, also all future advances hereunder, and hereby authorise party of the second part or its agent, at its option upon default, to take notharge of said property and collect all rents and income and apoly the same on the payment of insurance premiums, taxes, assessments, repairs or improvements necessary to keep said property in tenantable condition, or other charges or payments provide insurance premiums, taxes, assessments, repairs or improvements assignment of rents shall continue in force until the unpath balance of said dobligations is fully paid. It is also agreed that the taking of possession hereunder shall in no manner prevent or retard party of the second part in collection of said sums by foreclosure or otherwise. The failure of the second part 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 sald obligations and in this mortgage contained. If said part 100 of the first part shall cause to be paid to party of the second part, the entire amount due it hereunder and under the terms and fisions of said note hereby secured, and under the terms and provisions of any obligation hereafter incurred by part 100 of the first part for future advances, made to by party of the second part whether evidenced by note, book account or otherwise, up to the original amount of this mortgage, and any extansions or renewals hereof and shall comply with all of the provisions in said note and in this mortgage contained, and the provisions of future obligations hereby secured, then this conveyance shall be void. and in this mortgage contained, and the provisions or nature obligations hereby secured, usel, unit conveyance shall be violo.

If default be made in payment of such obligations or any part: thereof or any obligations created thereby, or interest thereon, or if the taxes on said real estate are not paid when the same become due and psyable, 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 remain-holder hereof, without notice, and it shall be lawful for the said party of the second part, its successors and assigns, to take possession of the said premises and all the improvements thereon in the manner provided by tawn and to have a receiver appointed to collect the rents and benefits accruing therefrom; and to sell the provides and in the provided by tawn and to have a law of the said more partial provides the 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 party making such on demand, to the party of the first part. Part 10.5 of the first part shall pay party of the second part any deficiency resulting from such sale. 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 efrom, shall extend and inure to, and be obligatory upon the heirs, executors, administrators, personal representatives, assigns and successors of the respective IN WITNESS WHEREOF, the parties of the first part ha Ve hereunto set the 12 hand and seal the day and year last ab Spencer of the fin Bety Hogel F. Spenn (SEAL) (SFAL) (SFAL) (SEAL)

| STATE OF KANSAS | | | | | |
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