

Mortgagee 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 collecting 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 mortgagee shall cause 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 law foreclose 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. Appraisal 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 mortgagee has hereunto set his hand the day and year first above written.

William R. Durrant
 William R. Durrant
Louise Durrant
 Louise Durrant

ACKNOWLEDGMENT

STATE OF KANSAS

County of DouglasBe it remembered, that on this 5thday of DecemberA.D. 1963before me, the undersigned, a Notary Public in and for the County and State aforesaid, came William R. Durrant and Louise Durrant, husband and wife

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

I, LeRoy A. Wahaus, Notary Public, I have hereunto set my hand and Notarial Seal the day and year above written.

My Commission expires

May 1

1966*LeRoy A. Wahaus*

Notary Public.

Recorded December 6, 1963 at 3:20 P.M.

Register of Deeds

Reg. No. 19,144
Fee Paid \$11.25

MORTGAGE ... 86376 BOOK 136 (Sb. 222) The Outlook Printer, Publisher of Local News, Lawrence, Kansas

This Indenture, Made this 22nd day of November, 1963 between
John Kautz and June C. Kautz, husband and wife, and Emma Handke, a widow

of Lawrence, in the County of Douglas and State of Kansas
 parties of the first part, and The First National Bank of Lawrence, Lawrence, Kansas

part y of the second part.

Witnesseth, that the said parties of the first part, in consideration of the sum of
Four Thousand Five Hundred and No/100 DOLLARS

to them duly paid, the receipt of which is hereby acknowledged, have sold, and by
 this Indenture do GRANT, BARGAIN, SELL and MORTGAGE to the said part y of the second part, the
 following described real estate situated and being in the County of Douglas and State of
 Kansas, to-wit:

Lot Number One Hundred (100) on Louisiana Street in the City
 of Lawrence, in Douglas County, Kansas