

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

And the said part I.B.S. of the first part do hereby covenant and agree that at the delivery hereof they shall be lawful owner of the premises above granted, and retain of a good and indefeasible estate of lawfulness therein, free and clear of all incumbrances.

And that they will warrant and defend the same against all parties making lawful claim therein.

It is agreed between the parties hereto that the part I.B.S. of the first part shall at all times during the life of this Indenture, pay off 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 against fire and tornado in such sum and by such insurance company as shall be specified and directed by the part Y. of the second part, the less, if any, made payable to the part Y. of the second part to the extent of I.B.S. 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 part Y. of the second part may pay said taxes and insurance, or either, and the amount so paid shall become a part of the Indenture, 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 Four 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 22nd day of September 19 63 and by I.B.S. terms made payable to the part Y. 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 Y. 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 I.B.S. of the first part shall fail to pay the same as provided in this Indenture.

And this assignment shall be void if such 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 hereby, 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 Y. 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 surplus, if any there be, shall be paid by the part Y. making such sale, on demand, to the first part I.B.S.

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 I.B.S. of the first part by Y.B. hereto set their hand S and seal S the day and year last above written.

X John Kautz (SEAL)
X June C. Kautz (SEAL)
X Emma Handke (SEAL)
X Emma Handke (SEAL)

STATE OF KANSAS }
DOUGLAS } ss.
COUNTY }
BE IT REMEMBERED, That on this 22nd day of November A. D. 1963
before me, a Notary Public in the aforesaid County and State,
came John Kautz and June C. Kautz, husband and wife,
to me personally known to be the same person, S, 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.
My Commission Expires September 17, 19 65
Emmarr
A. B. Martin Notary Public

State of KANSAS }
ATCHISON } ss.
County }
Be It Remembered, That on this 23rd day of November A. D. 1963
before me, the undersigned, a Notary Public
in and for said County and state, came Emma Handke, a widow,
to me personally known to be the same person who executed the within instrument of writing, 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.
My Commission Expires 7-20 19 65
Carl G. Oswald
Carl G. Oswald Notary Public

Recorded December 6, 1963 at 3:45 P.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 13th day of July 1966

The First National Bank of Lawrence
Mortgagee, Owner.

(Corp Seal)

Robert E. Georgeson V.P.

This release was written on the original mortgage of record this 14th day of July 1966
James B. Register of Deeds

Harold G. Beck Register of Deeds