

88521 BOOK 130
REAL ESTATE MORTGAGE
(Direct Credit Plan)

Know All Men By These Presents, that

Carl A. Bonham and Katherine L. Bonham, his wife
of Douglas County, Kansas, first parties, do hereby mortgage and warrant unto
The Railroad Building, Loan and Savings Association, of Newton, Kansas, second party, the following described real estate
lying and situate in the County of Douglas, in the state of Kansas, to wit:

Lots 11, 12 and the south half of
Lot 13, in Block 215, in the city
of Eudora:

to secure the payment of the sum of ELEVEN THOUSAND FIVE HUNDRED AND NO/100 Dollars,
loaned by second party to first parties according to the terms of one certain promissory note of this date, executed by first
parties to second party, and to secure the payment of interest, taxes, insurance premium, future advances, late payment or
other charges on said loan, in accordance with said note and the by-laws of second party, which are incorporated herein by
this reference.

NOW, if first parties shall pay all of said sums of money according to the terms of said note and by-laws and this
mortgage, and shall perform all other terms and conditions thereof on their part to be performed, then this mortgage shall be
void, otherwise to be and remain in full force and effect.

It is the intention and agreement of the parties hereto that this mortgage shall also secure any future advances made
to first parties by second party, and any and all indebtedness in addition to the amount above stated which first parties, or
any of them, may owe to second party, however evidenced, whether by note, book account or otherwise. This mortgage shall
remain in full force and effect between the parties hereto and their heirs, personal representatives, successors and assigns
until all amounts secured hereunder, including future advances, are paid in full with interest.

It is further agreed that this mortgage shall include and cover all heating, plumbing, lighting and air-conditioning fix-
tures and equipment now or hereafter attached to or used in connection with the real estate herein described, and which shall
be considered as a part of said real estate.

First parties hereby assign to second party all rents and income from the real estate herein described, and authorize
second party, or its agent, to take possession of said premises at any time there is any default in the payment of the debt
hereby secured or in the performance of any obligation herein contained, and rent the same for the account of first parties,
and to deduct from said rents all costs of collection and administration, and to apply the remainder of the same on the debt
hereby secured.

First parties herein are members of second party, a corporation organized and existing under the laws of the State of
Kansas, and this mortgage is made and shall be construed in accordance with the by-laws of second party and the laws of
the State of Kansas in every particular; provided, however, that in the event this loan is guaranteed under the Servicemen's
Readjustment Act of 1944, if there is any conflict between the provisions of this mortgage and the rules and regulations of
the Veterans Administration as of the date of the issuance of their certificate of guaranty, the latter shall govern.

WITNESS our hands this 20th day of July, 1944

Carl A. Bonham
Katherine L. Bonham