

The debts secured by this mortgage having been released in full, the Registrar of Deeds is hereby authorized to release the same of record forthwith.
Franklin Savings Association (formerly Ottawa Savings and Loan Association)
By Jess R. Gilmore, Vice President

And it is further provided and agreed by and between said parties hereto that if default shall be made in the payment of any instalment of interest and principal of said note, or any part thereof, when due; or if the taxes or assessments on said premises or upon the party of the second part's interest therein are not fully paid before the same shall become delinquent; or upon failure on the part of the party of the first part to pay the taxes or assessments upon the loan secured by this mortgage or the holder thereof, or the insurance premiums as heretofore mentioned, or to deliver policy or policies of insurance as above required, then in such case the whole of said principal and interest shall, at the option of said second party or assigns, become due and payable, and this mortgage may be foreclosed at any time after such default; but the omission of the party of the second part or assigns to exercise this option at any time or times shall not preclude said party of the second part from the exercise thereof at any subsequent default or defaults of said first part in payment as aforesaid; and it shall not be necessary for said party of the second part or assigns to give written notice of its or their intention to exercise said option at any time or times, such notice being hereby expressly waived by said party of the first part.

It is further provided that said party of the second part or assigns may at its or their option pay said taxes, assessments and insurance premiums on the failure of the party of the first part to pay the same as above mentioned, and the money so paid, with interest thereon at the rate of ten per cent. per annum from date of payment, shall be a part of the debt secured and collectible under this mortgage; and the said party of the second part or assigns shall, at its or their option, be entitled to be subrogated to any lien, claim or demand paid or discharged with the money loaned and advanced by the party of the second part and secured by this mortgage. And the party of the second part, or assigns, may pay and discharge any liens that may exist against above described real estate that may be prior and senior to the lien of this mortgage; and the money so paid shall become a part of the lien of this mortgage and bear interest at the rate of ten per cent. per annum.

As additional and collateral security for the payment of said note the party of the first part hereby assigns to said party of the second part, or assigns, all the rights and benefits accruing to the party of the first part under all oil, gas or mineral leases on said premises. This assignment to terminate and become void upon release of this mortgage. Provided, however, that the said party of the second part, or assigns, shall be chargeable with no responsibility with reference to such rights and benefits nor be accountable therefor except as to sums actually collected by it or them, and that the lessees in any such leases shall account for such rights or benefits to the party of the first part, or assigns, until notified by legal holder hereof to account for and to pay over the same to such legal holder.

In case of foreclosure, said party of the second part, or assigns, shall be entitled to have a receiver appointed by the Court, who shall enter and take possession of the premises; collect the rents and profits thereon and apply the same as the Court may direct, and any judgment for the foreclosure of this mortgage shall provide that all the land herein described shall be sold together and not in separate parcels.

The foregoing conditions, covenants and agreements being performed, this mortgage shall be void and shall be released at the costs and expense of the party of the first part; otherwise to remain in full force and virtue.

In Witness Whereof, the said party of the first part have hereunto set their hands and seals on the day and year first above written.

William E. Collins
WILLIAM E. COLLINS
Nell G. Collins
NELL G. COLLINS

State of MISSOURI
County of JACKSON
Be it remembered, that on this 26th day of NOVEMBER A. D. 1965, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came WILLIAM E. COLLINS AND NELL G. COLLINS, HUSBAND AND WIFE, who ARE personally known to me to be the same persons who executed the foregoing mortgage, and such person duly acknowledged the execution of the same.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal the day and year last above written.

Gertude Elliott
Notary Public, GERTUDE ELLIOTT
IN AND FOR SAID COUNTY AND STATE
Term expires APRIL 29, 1967

Recorded December 1, 1965 at 3:30 P.M.

Janis Baern Register of Deeds

This release
of the
mortgage
is
in full
accordance
with the
terms of
the
mortgage
and
is
not
to be
recorded
in the
public
records
of
this
county
or
state.