

2 and that it will warrant and defend the same against all parties making lawful claim thereto.

It is agreed between the parties hereto that the part Y 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 becomes due and payable, and that it 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 loss, if any, made payable to the part Y of the second part to the extent of its interest. And in the event that said part Y of the first part shall fail 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 indebtedness 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  
Ten thousand and no/100 DOLLARS

according to the terms of one certain written obligation for the payment of said sum of money, executed on the 20th day of July 1965, and by its 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 Y of the first part shall fail to pay the same as provided in this Indenture.

And this conveyance 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 thereby, 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 overplus, if any there be, shall be paid by the part Y making such sale, on demand, to the first part Y.

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 issue to, and be obligatory upon the heirs, executors, administrators, personal representatives, assigns and successors of the respective parties hereto.

In Witness Whereof, the part Y of the first part has its hand and seal the day and year last above written.

**DIVERSIFIED BUILDERS & INVESTORS, INC.** (SEAL)  
 By: Russell W. Jones (SEAL)  
Russell W. Jones, President (SEAL)  
 (SEAL)

STATE OF Kansas Douglas COUNTY, SS.

BE IT REMEMBERED, That on this 20th day of July 19 65

before me, the undersigned, a notary public in and for the County and State aforesaid, came Russell W. Jones, president of DIVERSIFIED BUILDERS & INVESTORS, INC., a corporation duly organized, incorporated and existing under and by virtue of the laws of Kansas, and

~~Secretary and Treasurer~~ who is personally known to me to be such officer, and who is personally known to me to be the person who executed, as such officer, the within instrument of writing on behalf of said corporation, and such person duly acknowledged the execution of the same to be the act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

H. D. Sanders  
 Notary Public, Term expires June 14 19 69

ASSIGNMENT

Recorded July 26, 1965 at 8:35 A.M.

Janice Beem Register of Deeds

## 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 25th day of March 1966.

The First National Bank of Lawrence  
 Mortgagee, Owner.  
 William E. Richard, Vice President

(Corp. Seal)

100 rubens  
 was written  
 on the original  
 mortgage entered  
 this 28 day  
 of March  
 1966

Janice Beem  
 Reg. of Deeds  
By: H. D. Sanders  
 Deputy