

This release was written on the original mortgage entered this 2nd day of August 1967. *Yancey Beem* Reg. of Deeds

STATE OF m Kansas } ss.  
Douglas COUNTY, }  
BE IT REMEMBERED, That on this 21st day of November A.D. 1967 before me, a Notary Public in the aforesaid County and State, came Alfred A. Richtarik and Marilyn J. Richtarik, his wife to me personally known to be the same person, 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 June 14 1969  
H. D. Flanders Notary Public

Recorded March 5, 1968 at 12:54 P.M.

RELEASE

*Yancey Beem*

Register of Deeds

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 30th day of July 1971

(Corp. Seal)

First National Bank of Lawrence, Lawrence, Kansas

H.D. Flanders Vice President & Cashier

Mortgagee, Owner.

Reg. No. 2,760

Fee Paid \$5.00

12352 MORTGAGE BOOK 149 LOAN No. I-1545  
This Indenture, Made this Fourth day of March A.D. Nineteen Hundred and Sixty Eight by and between Earl W. Beckman and Sharon K. Beckman, husband and wife of Douglas County, in the State of Kansas, of the first part, hereinafter referred to as "Mortgagor," whether one person or more (which term wherever used in this mortgage, so far as the context may permit or require, it is hereby agreed shall be construed to include, and shall include, the heirs, executors, administrators and assigns of the parties of the first part), and NORTH AMERICAN SAVINGS AND LOAN ASSOCIATION OF MISSOURI, a corporation hereinafter referred to as "Association," of the second part:  
WITNESSETH: That the Mortgagor, in consideration of the sum of One Thousand Nine Hundred Ninety Five and No/100 - Dollars, to him in hand paid by the Association, the receipt of which is hereby acknowledged, does by these presents MORTGAGE, CONVEY AND WARRANT, unto said Association, its successors and assigns, all of the following described real estate, situated in the County of Douglas and State of Kansas, to-wit:  
Lot 3, Block 3 of the Replat and Subdivision of Blocks 3 and 4 in SOUTHWEST ADDITION, an addition to the City of Lawrence, Douglas County, Kansas.  
TO HAVE AND TO HOLD THE SAME, together with all and singular, the tenements, hereditaments and appurtenances thereunto belonging, or in any wise appertaining, including any and all fixtures that are now, or which may hereafter be placed in or attached to the building or buildings now or hereafter standing upon said premises, FOREVER, and warrant the title to the same.  
PROVIDED ALWAYS, And this instrument is made, executed and delivered upon the following conditions, to-wit: This mortgage is given as security for the performance of the covenants and agreements herein, and to secure to the Association, its successors and assigns, the payments of the sum of One Thousand Nine Hundred Ninety Five and No/100 Dollars, with interest thereon, according to the terms of one certain promissory note dated March 4, 1968 executed and delivered by the Mortgagor to the Association for the principal sum of One Thousand Nine Hundred Ninety Five and No/100 Dollars, together with interest from date at the rate of five per cent per annum, payable monthly, on unpaid principal, said principal and interest to be paid in monthly installments as follows: 603 \$31.25 (Thirty-Three & 25/100) on the 1st day of May 1968 and on the first day of each and every month thereafter, such payments to be applied first to interest due on the unpaid principal and the remainder in reduction of the principal until said debt is paid in full, with interest after maturity at rate of 10 per cent per annum; which said note is payable at the office of the Association in Kansas City, Missouri.  
THE MORTGAGOR HEREBY COVENANTS AND AGREES:  
1. That he is lawfully seized in fee simple of the premises hereby mortgaged and conveyed, and that he has a good right to sell and convey the same as aforesaid; that said premises are free and clear of all encumbrances, and that he will warrant and defend the same unto the Association, its successors and assigns, against all lawful claims and demands.  
2. To pay said note hereby secured and the interest thereon as the same shall become due and payable.  
3. To keep all buildings erected and to be erected upon said lands and all equipment and personalty thereon insured against loss or damage by fire and windstorms in an amount not less than this loan and in a company and by a policy approved by said Association, as additional security to said mortgage debt; and to deliver to said Association, with all premiums thereon paid in full, all insurance policies upon said property. In the event any sum of money becomes payable under such policies, the Association, its legal representatives or assigns, shall have the option to receive and apply the same on the indebtedness hereby secured, or to permit the Mortgagor to receive and use it, or any part thereof, for the purpose of rebuilding or repairing the damaged premises, or for other purposes, without thereby waiving or impairing any equity or statutory lien or right under or by virtue of this mortgage. If the Mortgagor fails to provide new policies 15 days before any expire, the Association may place and pay for such insurance for any part thereof, without waiving or affecting the option to foreclose or any other right hereunder.