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NOW, If the said TOPOCA, Inc. shall well and truly pay, or cause to be paid, the sum of money in said note mentioned, with interest thereon, according to the tenor and effect of said note, then these presents shall be null and void. But if said sum of money or either of them, or any part thereof, or any interest thereon, be not paid when the same become due, then, and in that case, the whole of said sum and interest shall, at the option of said party of the second part or his assigns, by virtue of this Mortgage, immediately become due and payable; or, if the taxes and assessments of every nature which are or may be assessed against said land and improvements, either of them, or any part thereof, are not paid at the time when the same are by law made due and payable, then in like manner the said note, and the whole of said sum shall immediately become due and payable; and upon forfeiture of this Mortgage, or in case of default in any of the payments herein provided for, the party of the second part, its heirs, executors, administrators and assigns, shall be entitled to a judgment for the sum due upon said note and the additional sums paid by virtue of this Mortgage, and all costs and expenses of enforcing the same, as provided by law, and a decree for the sale of said premises in satisfaction of said judgment, foreclosing all rights and equities in and to said premises of said party of the first part, its assigns and all persons claiming under it, at which sale, appraisement of said property is hereby waived by said party of the first part, and all benefits of the Stay Laws of the State of Kansas are hereby waived by said party of the first part. And the said party of the first part shall and will at its own expense from the date of the execution of this Mortgage until said note and interest, and all liens and charges by virtue hereof, are fully paid off and discharged, keep the building erected and to be erected on said lands, insured in some responsible insurance company duly authorized to do business in the State of Kansas, to the amount of TWENTY FIVE THOUSAND & no/100 * * * Dollars, for the benefit of the said party of the second part or his assigns; and in default thereof said party of the second part may at his option effect such insurance in their one name and the premium or premiums, costs, charges and expenses for effecting the same shall be an additional lien on said mortgaged property, and may at his option pay any taxes or statutory liens against said property, all of which sums with 10 per cent interest may be enforced and collected in the same manner as the principal debt hereby secured.

AND the said party of the first part does hereby covenant and agree that at the delivery hereof, said TOPOCA, Inc. the lawful owner of the premises above granted and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances and that it will Warrant and Defend the same in the quiet and peaceable possession of said party of the second part its heirs and assigns forever, against the lawful claim of all persons whomsoever.

IN WITNESS WHEREOF, The said party of the first part has caused this instrument to be signed on its behalf, by its President, and to be attested by its Secretary, and has caused its seal to be affixed the day and year above stated.

ATTEST:

Emerson M. Pomeroy Secretary

Donald B. Catron, President



KANSAS CORPORATION ACKNOWLEDGMENT

STATE OF Kansas, County of Shawnee ss.

BE IT REMEMBERED, That on this 29th day of November, A.D. 1968, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Donald B. Catron, President of TOPOCA, Inc.

TOPOCA, Inc. a corporation duly organized, incorporated and existing under and by virtue of the laws of Kansas, Emerson M. Pomeroy Secretary of said corporation, who are personally known to me to be such officers, and who are personally known to me to be the same persons who executed, as such officers, the within instrument on behalf of said corporation, and such persons duly acknowledged the execution of the same to be the act and deed of said corporation.

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

Commission expires March 22, 1969

Velma J. Miller Notary Public.

Recorded December 4, 1968 at 9:50 A.M.

RECEIPT

Lawrence, Kansas. July 9th, 1971

RECEIVED OF Topoca, Inc. the within named mortgagor, the sum of TWENTY THOUSAND, FOUR HUNDRED & no/100 * DOLLARS, in full satisfaction of the within Mortgage.

LAWRENCE NATIONAL BANK & TRUST COMPANY, Lawrence, Kans.

Howard Wiseman, Vice-Pres.

Attest:

Vance L. Wenger Asst. Vice-Pres.

(Corp. Seal)

This release was written on the original mortgage

entered this 7th day of July, 1971

Janice Beem Reg. of Deeds

Deputy