

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 i.e.s. of the second part, its agents or assigns, to take possession of the said premises and all the improvements thereon in the manner provided by law 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 i.e.s. making such sale, on demand, to the first part i.e.s.

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

In Witness Whereof, the part i.e.s. of the first part have hereunto set their hand and seal the day and year last above written.

Raymond L. Smith (SEAL)
June A. Smith (SEAL)

STATE OF Kansas
Douglas COUNTY

BE IT REMEMBERED, That on this thirteenth day of December, A. D. 1968, before me, a notary public, in the aforesaid County and State, came Raymond L. Smith and June A. Smith, husband and wife.

to me personally known to be the same person(s) 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 July 31, 1970

Kenneth Rehmer, Notary Public

Recorded December 27, 1968 at 10:41 A. M.

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 27 day of January 1969

Attest Kenneth Rehmer
Assistant Vice President
(Corp. Seal)

Lawrence National Bank & Trust Co.
By: John P. Peters Mortgagee, Owner.
Senior Vice President & Cashier

This release was written on the original mortgage and entered this 27th day of January 1969
Janice Beem, Reg. of Deeds

RELEASE OF MORTGAGES

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BOOK 152

KNOW ALL MEN BY THESE PRESENTS:

THAT for and in consideration of the payment of the indebtedness secured thereby, THE FIRST NATIONAL BANK AND TRUST COMPANY OF TULSA, a national banking association (the "Bank"), the owner and holder of all of the following described mortgages executed by MERLIN C. STICKELBER, as Manager of Stickelber & Associates, a joint venture established under Joint Venture Agreement dated September 28, 1964 ("Mortgagor"), to-wit:

1. Mortgage dated March 15, 1965, as recorded in Book 140 at Page 35 of the records of the Register of Deeds of Douglas County, Kansas, in the original principal amount of \$1,300,000.00;