

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 its agents or assigns 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 party Y making such sale, on demand, to the first part LES.

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 parties LES of the first part have hereunto set their hand and seal the day and year last above written.

*Harry J. Richardson* (SEAL)  
Harry J. Richardson (SEAL)  
*Hazel P. Richardson* (SEAL)  
Hazel P. Richardson (SEAL)

STATE OF Kansas }  
COUNTY OF Douglas } SS.

BE IT REMEMBERED, That on this 30th day of December, A. D. 1968, before me, a notary public in the aforesaid County and State, came Harry J. Richardson and Hazel P. Richardson, husband and 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 7-31-70 *Kenneth Rehmer* Notary Public

Recorded January 2, 1969 at 1:15 P. M. *James Boon* Register of Deeds  
*For Release of Mortgage See Book 280, p. 423*

Reg. No. 3,577  
Fee Paid \$15.00

15788 BOOK 152 MORTGAGE Loan No. 51501-03-2 LB

This Indenture, Made this 28th day of December, 1968 between Melvin E. Percival and Anna Marian Percival, his wife

Douglas of Douglas County, in the State of Kansas, of the first part, and CAPITOL FEDERAL SAVINGS AND LOAN ASSOCIATION of Topeka, Kansas, of the second part;

WITNESSETH: That said first parties, in consideration of the loan of the sum of Six Thousand Dollars and No/100 DOLLARS made to them by second party, the receipt of which is hereby acknowledged, do by these presents mortgage and warrant unto said second party, its successors and assigns, all of the following-described real estate situated in the County of Douglas and State of Kansas, to-wit:

Lot 15, in Block 2, in Haskell Place, an Addition to the City of Lawrence, Douglas County, Kansas