

SATISFACTION AND RELEASE

The debts secured by this mortgage having been paid in full, the Register of Deeds is hereby authorized to release the same of record forthwith. Dated at Topeka, Kansas, this 17th day of September, 1969. (Corp. Seal)  
By W. J. Light, Vice President  
AMERICAN SAVINGS ASSOCIATION OF TOPEKA

8. The Mortgagor hereby assigns to the Mortgagee, all rents and income arising at any and all times from the property mortgaged and hereby authorizes the said Mortgagee, at its option, to enter into the possession of and take charge of said property, to collect and receive all rents and income therefrom, and apply the same to the interest and principal payments due hereunder, including insurance premiums, taxes, assessments, repairs or improvements necessary to keep said property in tenable condition, or to other charges provided for in said note or this mortgage, provided said mortgagee is in default under the terms of said note or this mortgage. This rent assignment shall continue in force until all indebtedness represented by said note and this mortgage is fully paid. The taking possession of said property by said mortgagee shall in no manner prevent or retard said Mortgagee in the collection of said indebtedness or in the enforcement of its rights by foreclosure or otherwise.

9. It is agreed and understood that in the event of a default by Mortgagor in any one or more of the conditions, provisions or agreements of said note or of this mortgage, said Mortgagee may, at its option, and without notice, declare the whole amount of the indebtedness under said note and this mortgage to be immediately due and payable, and foreclose this mortgage. In case of any such default, the balance of the indebtedness shall draw interest at the rate of ten per cent per annum from the beginning of said default until paid.

10. The failure of said Mortgagee to assert any of its rights under said note or this mortgage, at any time, shall not be construed as a waiver of its rights to assert the same at a later time, and to insist upon and enforce strict compliance with all the terms and provisions of said note or of this mortgage. Notice of the exercise of any option granted herein to said Mortgagee shall not be required.

11. The mortgagor further agrees that the obligation secured by this mortgage has been in part advanced by mortgagee relying upon the financial responsibility of mortgagor. In the event the real estate covered by this mortgage is conveyed by mortgagor to any person or corporation before the obligation secured by this mortgage has been paid, the mortgagee shall have the right at its option and for any reason it deems to be sufficient, to determine this to be an act of default under the terms of this mortgage, and to declare the whole amount of the remaining obligation secured by this mortgage immediately due and payable, and mortgagee may foreclose this mortgage in such event.

12. The mortgagor further agrees that in the event the real estate covered by this mortgage is conveyed to any person or corporation who assumes and agrees to pay the obligation secured by this mortgage and mortgagee does not elect to accelerate the balance of the remaining obligation secured by this mortgage as specified under paragraph 11 above, mortgagee may charge the assuming grantee a transfer fee of \$25.00. The failure to pay such transfer fee shall constitute a default of this mortgage and mortgagee may at its option declare the whole amount of the indebtedness secured by this mortgage immediately due and payable and foreclose this mortgage in such event.

IN WITNESS WHEREOF, the Mortgagor has executed and delivered this mortgage the day and year first above written.

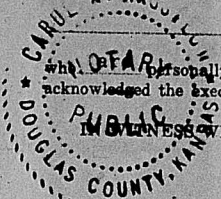
STATE OF KANSAS, }  
COUNTY OF ~~SHAWNEE~~ DOUGLAS } ss.

Be it Remembered that on the 17th day of January, 1969,

before me, the undersigned, a Notary Public in and for the County and State aforesaid came

Jack A. Sprecker and Pearl Sprecker, his wife

who personally known to me to be the same person<sup>s</sup> who executed the within mortgage and such person<sup>s</sup> duly acknowledged the execution of the same.



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

My commission expires:

October 28, 1972

Carol A. Massieon

Notary Public

Recorded January 20, 1969 at 11:15 A.M.

James Beem Register of Deeds

This release  
was written  
on the original  
mortgage entered  
on 19th day  
of September  
1969  
James Beem  
Reg. of Deeds

PARTIAL RELEASE OF MORTGAGE  
For Individual or Corporate Mortgagee

15959

BOOK 152

Hell Litho. Co., Topeka

STATE OF KANSAS, Douglas County, ss.

KNOW ALL MEN BY THESE PRESENTS, That Howard Wiseman, Vice-President of Lawrence National Bank & Trust Company of the County and State aforesaid, hereby certifies, that a certain Mortgage dated June 13th 1968, made and executed by Lawrence Investors, Inc.

of the first part, to Lawrence National Bank & Trust Co., Lawrence, Kansas of the second part, and recorded in the office of the Register of Deeds of Douglas County, Kansas, in volume 150, page 360-1, on the 14th day of June

A. D. 1968, is as to

Lots. No. 1, 2, 3, 4, 5, 6, 7, 8 and 9, in Grandview Terrace Subdivision of a

Portion of the West one-half of Block 30, West Lawrence, an Addition to the City of Lawrence, as shown by the recorded plat thereof;

in Douglas County, Kansas, FULLY PAID, SATISFIED, RELEASED AND DISCHARGED. This release is given on the express terms and condition that it shall in no wise affect the lien of the above-mentioned mortgage on the remaining land described in said mortgage, but shall only be construed as a release from the lien of said mortgage as to the land above described.

Witness my hand, this 20th day of January, A.D. 1969

LAWRENCE NATIONAL BANK AND TRUST CO.  
LAWRENCE, KANSAS

Howard Wiseman  
Howard Wiseman Vice-Pres.

(If executed by a corporation, the corporate seal should be impressed here.)

ATTY:REV: 6-55  
36001 2M 139