

78 Reg. No. 4,510
Fee Paid \$63.75
20210 BOOK 156
STRAIGHT MORTGAGE
CONSTRUCTION

Loan No. 51611-99-0 LB

This Indenture, Made this 23rd day of February, 1971,
between Jack E. Gaumnitz and Jan T. Gaumnitz, his wife

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

WITNESSETH: That said first parties, in consideration of the loan of the sum of Twenty-five Thousand Five
Hundred 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 Four(4) in Holiday Hills Number Seven, an Addition in the City of
Lawrence, as shown by the recorded plat thereof, Douglas County, Kansas

(It is understood and agreed that this is a purchase money mortgage.)

Together with all heating, lighting, and plumbing equipment and fixtures, including stokers and burners, screens, awnings,
storm windows and doors, and window shades or blinds, used on or in connection with said property, whether the same are
now located on said property or hereafter placed thereon.

TO HAVE AND TO HOLD THE SAME, With all and singular the tenements, hereditaments and appurtenances there-
unto belonging, or in anywise appertaining, forever, and hereby warrant the title to the same.

PROVIDED ALWAYS, And this instrument is executed and delivered to secure the payment of the sum of Twenty-five
Thousand Five Hundred and No/100- - - - - DOLLARS
with interest thereon, advanced by said Capitol Federal Savings and Loan Association, and such charges as may become due
to said second party under the terms and conditions of the note secured hereby, which note is by this reference made a
part hereof, to be repaid as follows:

The principal sum of \$ 25,500.00 Dollars to be paid on the 1st day of February, 1971,
with interest from February 23, 1970 at the rate of 9.00 per cent per annum, payable monthly on those sums ad-
vanced, beginning on the first day of the month following the date of the first advance and continuing monthly thereafter
during the period of this loan.

Said note further provides: Upon transfer of title of the real estate, mortgaged to secure this note, the entire balance
remaining due hereunder may at the option of the mortgagee, be declared due and payable at once.

It is hereby expressly agreed that in the event mortgagor shall not diligently and faithfully pursue the construction of
the building or buildings now being erected or to be erected on the premises hereby mortgaged, in accordance with plans
and specifications submitted to the mortgagee, and to the satisfaction of mortgagee, or, in the event the building or
buildings now completed or to be completed on the premises hereby mortgaged are not sold, or placed on the market for
sale and sales of said buildings are not diligently pursued by mortgagor or mortgagor's agents, or, in the event the
mortgagee deems itself to be insecure in any manner, then, and in that event the entire principal sum of this note secured
by this mortgage and interest thereon shall at once become due and payable, at the option of the mortgagee.

It is the intention and agreement of the parties hereto that this mortgage shall also secure any future advancements
made to first parties, or any of them, by second party and any and all indebtedness in addition to the amount above stated
which the first parties, or any of them, may owe to the second party, however evidenced, whether by note, book account or
otherwise. This mortgage shall remain in full force and effect between the parties hereto and their heirs, personal repre-
sentatives, successors and assigns, until all amounts due hereunder, including future advancements, are paid in full, with
interest; and upon the maturing of the present indebtedness for any cause, the total debt on any such additional loans shall
at the same time and for the same specified causes be considered matured and draw ten per cent interest and be collectible
out of the proceeds of sale through foreclosure or otherwise.

First parties agree to keep and maintain the buildings now on said premises or which may be hereafter erected thereon
in good condition at all times, and not suffer waste or permit a nuisance thereon. First parties also agree to pay all taxes,
assessments and insurance premiums as required by second party.

First parties also agree to pay all costs, charges and expenses reasonably incurred or paid at any time by second party,
including abstract expenses, because of the failure of first parties to perform or comply with the provisions in said note
and in this mortgage contained, and the same are hereby secured by this mortgage.

First parties hereby assign to second party the rents and income arising at any and all times from the property mort-
gaged to secure this note, and hereby authorize second party or its agent, at its option upon default, to take charge of said
property and collect all rents and income and apply the same on the payment of insurance premiums, taxes, assessments,
repairs or improvements necessary to keep said property in tenantable condition, or other charges or payments provided
for in this mortgage or in the note hereby secured. This assignment of rents shall continue in force until the unpaid balance
of said note is fully paid. It is also agreed that the taking of possession hereunder shall in no manner prevent or retard
second party in the collection of said sums by foreclosure or otherwise.

The failure of second party to assert any of its right hereunder at any time shall not be construed as a waiver of its
right to assert the same at a later time, and to insist upon and enforce strict compliance with all the terms and provisions
in said note and in this mortgage contained.

If said first parties shall cause to be paid to second party the entire amount due it hereunder and under the terms and
provisions of said note hereby secured, including future advances, and any extensions or renewals hereof, in accordance with
the terms and provisions thereof, and comply with all the provisions in said note and in this mortgage contained, then these
presents shall be void; otherwise to remain in full force and effect, and second party shall be entitled to the immediate pos-
session of all of said premises and may, at its option, declare the whole of said note due and payable and have foreclosure
of this mortgage or take any other legal action to protect its rights, and from the date of such default all items of indebted-
ness hereunder shall draw interest at the rate of 10% per annum. Appraisal and all benefits of homestead and exemp-
tion laws are hereby waived.

This mortgage shall extend to and be binding upon the heirs, executors, administrators, successors and assigns of the
respective parties hereto.

IN WITNESS WHEREOF, said first parties have hereunto set their hands the day and year first above written.

Jack E. Gaumnitz

Jan T. Gaumnitz

Jan T. Gaumnitz