

Reg. No. 5,041
Fee Paid \$47.50

MORTGAGE - REAL ESTATE (Savings & Loan)

P-255-S TW Rev. 87 - Spl.

Hall Litho Co., Inc., Topeka

Phone ST 2-0155
Olathe, Kansas 66061

STATE OF KANSAS

Douglas County

This instrument was filed for record on the 22nd day of September, 1970

at 10:31 o'clock P. M.

Book Page

Recording Fee \$3.00

Registration Fee \$19,000.00

Fee \$47.50

Paid this 22nd Day of Sept. 1970

No. 5,041

Register of Deeds

Deputy

22581 BOOK 158

Loan No.

THIS MORTGAGE, Made this 16th day of September

19 70, between

LEONARD H. ADAMS and JUDITH A. ADAMS, Husband and Wife

of Douglas County

Kansas, as Mortgagor

and MISSOURI VALLEY INVESTMENT COMPANY

of Kansas City, Missouri

Kansas, as Mortgagee,

WITNESSETH, That Mortgagor, in consideration of the sum of NINETEEN THOUSAND - - - - - and No/ 100 Dollars

the receipt of which is hereby acknowledged, does hereby mortgage and warrant unto said Mortgagee, its successors and assigns, all the following described real estate situated in the County of Douglas and State of Kansas, to wit:

Lot 46, Block 6, FOUR SEASONS NO. 3, a subdivision in the City of Lawrence, Douglas County, Kansas.

including all equipment and fixtures permanently affixed thereto and 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, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, forever.

This mortgage is executed to secure the payment of the sum of NINETEEN THOUSAND AND NO/100 - - - - - Dollars (\$ 19,000.00) with interest thereon, together with such charges and advances as may be due and payable to mortgagee under the terms and conditions of the note secured hereby, which note is by this reference made a part hereof, to secure the performance of all the terms and conditions contained therein, and payable as follows:

SAID NOTE PROVIDES THAT UPON TRANSFER OF TITLE of the real estate mortgaged to secure this note, the entire unpaid balance may, at the option of the mortgagee be declared due and payable at once, and this mortgage may not be assumed by a subsequent purchaser without written consent of mortgagee.

It is the intention and agreement of the parties hereto that this mortgage also secures any future advances made to mortgagor by mortgagee, and any and all indebtedness in addition to the amount above stated which said mortgagor may owe to mortgagee 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 representatives, successors and assigns, until all amounts secured hereunder, including future advances, are paid in full, with interest.

Mortgagor hereby assigns to mortgagee the rents and income arising at any and all times from the mortgaged property and hereby authorizes said mortgagee 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 interest, principal, insurance premiums, taxes, assessments, repairs or improvements necessary to keep said property in tenable 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 and collection of said sums by foreclosure or otherwise.

Mortgagor agrees to keep and maintain the buildings and other improvements 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. Mortgagor agrees to pay all taxes, assessments and insurance premiums as required by mortgagee and when same become due and payable.

If mortgagor shall cause to be paid to mortgagee the entire amount due hereunder and under the terms and provisions of said note hereby secured, including future advances, and any extensions or renewals thereon, in accordance with the terms and provisions thereof, and comply with all the provisions in said note and this mortgage contained, then these presents shall be void, otherwise to remain in full force and effect.

This mortgage shall extend to and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto and includes all conditions, restrictions and agreements of the aforesaid note set out therein.

IN WITNESS WHEREOF, said mortgagor has hereunto set hand, the day and year first above written.

Leonard H. Adams
Leonard H. Adams

Judith A. Adams
Judith A. Adams

STATE OF KANSAS,

COUNTY, ss.

BE IT REMEMBERED, That on this 16th day of September, 19 70, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came

Leonard H. Adams and Judith A. Adams, Husband and Wife

who are personally known to me to be the same persons who executed the foregoing instrument of writing, and duly acknowledged the execution of the same.

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



Betty A. Harman
Notary Public.

See Assignment of Deed Book 158 Page 161