

25451

# MORTGAGE

BOOK 160

Loan No. 51767-40-4 LP

This Indenture, Made this 10th day of June, 1971  
between Ronald Dee Crain and Mary Anne Crain, his wife

Douglas

of ~~XXXX~~ 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 Nineteen Thousand Eight 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 One (1), in Block "A", in University Field Subdivision  
No. Four (4), in the City of Lawrence, in 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 thereunto  
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 Nineteen Thousand  
Eight 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:

In monthly installments of \$ 142.37 each, including both principal and interest. First payment of \$ 142.37  
due on or before the 10th day of July, 1971, and a like sum on or before the 10th day of  
each month thereafter until total amount of indebtedness to the Association has been paid in full.  
It is agreed that the mortgagee, may, at any time during the mortgage term, and in its discretion, apply  
for and purchase mortgage guaranty insurance, and may apply for renewal of such mortgage guaranty  
insurance covering this mortgage, and pay premiums due by reason thereof, and require repayment by  
the mortgagors of such amounts as are advanced by the mortgagee. In the event of failure by the  
mortgagors to repay said amounts to the mortgagee, such failure shall be considered a default, and all  
provisions of the mortgage and the note secured thereby with regard to default shall be applicable.

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, or the mortgagee may impose any one, or  
both, of the following conditions:

- Assess a transfer fee equal to one percent (1%) of the balance remaining due on this note, and if such fee is not paid, add  
said sum to this note, and the same shall become a lien on the real estate mortgaged to secure this note.
- At any subsequent time, increase the interest rate up to, but not to exceed the then current rate being charged by the mort-  
gagee on similar new loans, upon giving sixty (60) days notice in writing.

In that event, the then owner of the property mortgaged to secure this note may, at his option, pay off the entire balance re-  
maining due, and the mortgagee shall not assess any prepayment penalty.

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 representatives, successors and assigns, until all  
amounts due hereunder, including future advancements, are paid in full, with interest; and upon the maturing of the present indebted-  
ness 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 for the property mortgaged 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 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 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 pro-  
visions 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 possession 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 indebtedness hereunder shall draw interest at the rate of  
10% per annum. Appraisal and all benefits of homestead and exemption 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.

Ronald Dee Crain  
Ronald Dee Crain

Mary Anne Crain  
Mary Anne Crain