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furnish to the holder of this mortgage, on or before July 15th of each year, a certificate of the proper authority, showing full payment of all such taxes and assessments for the preceding year.

Fifth. That the party of the second part may make any payments necessary to remove or extinguish any prior or outstanding title, lien or incumbrance on the said premises, pay any costs, charges or attorney fees necessary to maintain the priority of this mortgage, pay any of the above mentioned taxes or assessments make all needed repairs and effect the required insurance; and any sums so paid shall become a lien upon the said real estate and be collected as a part of the principal debt hereby secured with interest at ten per cent per annum.

Sixth. That the parties hereto further agree that all the covenants and agreements of the parties of the first part herein contained shall extend to and bind themselves, their heirs, executors, administrators, successors and assigns, and shall inure to the benefit of the party of the second part, its successors and assigns.

Seventh. That if such payments as are herein specified be made this conveyance shall be void; but in case of default in payment of any installment, either of interest or of principal or in the performance of any of the covenants or agreements herein contained, then, or at any time thereafter, during the continuance of such default, the said party of the second part may, without notice, declare the entire debt hereby secured immediately due and payable, and thereupon, or in case of default in payment of said principal debt upon maturity, the said party of the second part shall be entitled to the immediate possession of said premises and to receive the rents and profits therefrom as additional and collateral security for the indebtedness hereunder, and may proceed to foreclose this mortgage; and from the date of such default all items of indebtedness hereunder shall draw interest at the rate of ten per cent per annum; and in case of foreclosure the judgment rendered shall provide that the real estate shall be sold in the entirety and not in parcels, and any then existing law requiring the present redemption period may govern, at the option of the holder of this mortgage; and said first parties hereby expressly waive an appraisal of said real estate, and all benefit of the homestead exemption and stay laws of the State of Kansas, now existing or hereafter enacted.

In testimony whereof, the said parties of the first part have hereunto subscribed their names and affixed their seals on the day and year above mentioned.

Executed and delivered in presence of

George B. Victor, (Seal)
Daisy M. Victor, (Seal)

State of Kansas, Douglas County, ss.

Be it remembered, that on this 27th day of September A.D. 1921, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came George B. Victor and Daisy M. Victor, his wife, to me personally known to be the same persons who executed the foregoing instrument, and duly acknowledged the execution of the same to be their voluntary act and deed.

In witness whereof, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Commission expires September 15th, 1922. (L.S.) F. J. Hilkey, Notary Public.

Recorded Sept. 27, 1921, -
At 11:40 o'clock A.M.

Estelle Northrup
Register of Deeds,
Jennie Watt
Deputy.

PARTIAL RELEASE.

State of Kansas, Douglas County, ss.

Now all men by these presents, that I, Hugh Blair of the County and State aforesaid, do hereby certify, that a certain indenture of mortgage dated Feb'y 17" 1919, made and executed by W. B. Kiefer and Martha V. Kiefer his wife, of the first part, to me Hugh Blair of the second part, and recorded in the office of the Register of Deeds of Douglas County, in the State of Kansas, in Volume 56, page 149, on the 17" day of May, A.D. 1919, is as to Lot 166 on Massachusetts Street in the City of Lawrence, in Douglas County, Kansas, Fully Paid, Satisfied, Released, 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, but shall only be construed as a release from the lien of said mortgage as to the land above described.

Witness my hand this 27" day of September A.D. 1921.

Hugh Blair,

State of Kansas, }
Douglas County, } ss.

Be it remembered that on this 27" day of September A.D. 1921 before me the undersigned, a Notary Public in and for said County and State, came Hugh Blair who is personally known to be to be the same person who executes the within release, and such person duly acknowledged the execution of the same.

In testimony whereof I have hereunto set my hand and affixed my notarial seal on the day and year last above written.

Term expires 30 Mar 1924. (L.S.) Jennie Watt, Notary Public, Douglas County, Kansas.

Recorded Sept 27, 1921,
At 3:15 o'clock P.M.

Estelle Northrup
Register of Deeds,
Jennie Watt
Deputy.