

have the right to demand that all damages awarded for the taking of or damages to said premises shall be paid to the Corporation, its successors or assigns, up to the amount then unpaid on this mortgage and may be applied upon the payment or payments last payable hereon.

The said Mortgagors bind themselves to keep all buildings and other improvements upon said premises in as good repair and condition as the same are in at this date but not to erect or permit to be erected any new buildings on the premises herein mortgaged or to add to or permit to be added to any of the existing improvements thereon without the written consent of the holder or holders of said note and in the event of any violation or attempt to violate this stipulation each and all of the said notes shall immediately become due and collectible at the option of the holder or holders thereof.

It is specifically agreed that time is of the essence of this contract and that no waiver of any obligation hereunder or of the obligation secured hereby shall at any time thereafter be held to be a waiver of the terms hereof or of the instrument secured hereby.

If foreclosure proceedings of any second mortgage or second trust deed or junior lien of any kind should be instituted, the Corporation may at its option immediately declare its lien and the note which the same secures, due and payable and start such proceedings as may be necessary to protect its interests in the premises.

If any of said sums of money herein referred to be not promptly and fully paid within ninety (90) days next after the same severally become due and payable, or if each and all of the stipulations, agreements, conditions and covenants of said promissory note and this instrument, are not duly performed, complied with and abided by, the said aggregate sum mentioned in said promissory note shall become due and payable forthwith or thereafter at the option of the Corporation, its successors, legal representatives or assigns, as fully and completely as if the said aggregate sum of Four thousand three hundred thirty and 34/100 DOLLARS was originally stipulated to be paid on such day, anything in said promissory note or herein to the contrary notwithstanding.

If more than one joins in the execution hereof as Mortgagor or any be of the feminine sex the pronouns and relative words herein used shall be read as if written in plural or feminine, respectively.

And the said Mortgagors for said consideration do hereby expressly waive all benefit of the homestead and exemption laws of the State of Kansas.

In testimony whereof the said Mortgagors have hereunto subscribed their names on the day and year first above mentioned.

Russell W. Sehon  
Bess May Sehon

#### ACKNOWLEDGMENT.

State of Kansas, Douglas County, ss.

BE IT REMEMBERED, That on this 2nd day of April, A. D. Nineteen Hundred and Thirty-four before me, the undersigned, a Notary Public in and for said County and State, came Russell W. Sehon and Bess May Sehon, husband and wife, who are personally known to me to be the identical persons described in, and who executed the foregoing mortgage deed, and duly acknowledged the execution of the same to be their voluntary act and deed.

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

Legal Seal  
My Commission expires July 23, 1937

Albert B. Martin  
Notary Public.  
Douglas County, Kansas

Recorded April 3", A. D. 1934 at 2:50 P. M.

*Edw. J. Aldwell* Register of Deeds

#### RELEASE DEED

WHEREAS, Fred Fitch and Florence Fitch, his wife, by their certain mortgage dated February 21, 1932, recorded in Book 77 at page 471 of the mortgage records of Douglas County, Kansas, conveyed and mortgaged unto Farm Mortgage Holding Company, a corporation, certain real estate therein described located in Douglas County, Kansas, to secure the sum of \$1,800.00, and

WHEREAS, said note and mortgage have been fully paid and said Fred Fitch and Florence Fitch, his wife, are entitled to a full release of said mortgage,

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, That Farm Mortgage Holding Company, a corporation, does hereby acknowledge full satisfaction of said mortgage and does hereby release the above mentioned real estate from the lien of said mortgage.

IN WITNESS WHEREOF, the said Farm Mortgage Holding Company, a corporation, has caused these presents to be signed by its Vice President, attested by its Assistant Secretary, and its corporate seal to be hereunto affixed this 30th day of March, 1934.

Corp. Seal  
ATTENT:  
G. C. Duncan  
Assistant Secretary

FARM MORTGAGE HOLDING COMPANY, a corporation,

By Edw. J. Aldwell  
Vice President

STATE OF MISSOURI } ss  
COUNTY OF JACKSON }

BE IT REMEMBERED, That on this 30th day of March, 1934, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Edw. J. Aldwell, Vice President of Farm Mortgage Holding Company, a corporation, and G. C. Duncan, Assistant Secretary of said corporation, who are personally known to me to be the same persons who executed the within instrument of writing as Vice President and Assistant Secretary of said corporation, duly acknowledged the execution of the same as Vice President of said corporation, and acknowledged the same to be the act of the corporation; and G. C. Duncan, Assistant Secretary of said corporation, duly acknowledged the attestation of the