

DOUGLAS COUNTY

Receiving No. 5939 ✓

SATISFACTION OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, That in consideration of full payment of the debt secured by a mortgage by Nelson Feronto and Maud Feronto, his wife dated the 23rd day of February A.D. 1924, which is recorded in Book 66 of Mortgages, page 275, of the records of Douglas County, Kansas, satisfaction of such mortgage is hereby acknowledged and the same is hereby released.

Dated this 2nd day of May A.D. 1938

A. B. Connor
(Mrs.) Bertha G. Connor

STATE OF KANSAS,)
Douglas County,) ss.

Be it Remembered, That on this 2nd day of May A.D. 1938 before me, George Docking, a Notary Public in and for said County and State, came A.B. Connor and Bertha G. Connor to me personally known to be the same person who executed the foregoing instrument of writing, and duly acknowledged the execution of the same.

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

George Docking
Notary Public.

(SEAL) My Commission Expires July 13 1940

Recorded May 4, 1938 at 2:35 P.M.

Harold A. Beck Register of Deeds.

Reg. No. 1446
Fee Paid \$9.25

Receiving No. 5940 ✓

MORTGAGE

THIS INDENTURE, Made this 3rd day of May, 1938, by and between E. A. Bair and his wife, L.E. Bair of Lawrence, Kansas, Mortgagor, and The Douglas County, Building and Loan Association, a corporation organized and existing under the laws of the State of Kansas, Mortgagee:

WITNESSETH, That the Mortgagor, for and in consideration of the sum of Thirty Seven Hundred and no/100 - -Dollars (\$3700.00), the receipt of which is hereby acknowledged, does by these presents mortgage and warrant unto the Mortgagee, its successors and assigns, forever, the following-described real estate, situated in the County of Douglas, State of Kansas, to wit:

The South East Quarter of the North East Quarter of the South West Quarter of Section One (1) and the West Half of the West Half of the Southwest Quarter of the North West Quarter of the Southeast Quarter of Section One (1), all in Township Thirteen (13) Range Nineteen (19).

TO HAVE AND TO HOLD the premises described, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, and the rents, issues and profits thereof; and also all apparatus, machinery, fixtures, chattels, furnaces, heaters, ranges, mantles, gas and electric light fixtures, elevators, screens, screen doors, awnings, blinds and all other fixtures of whatever kind and nature at present contained or hereafter placed in the buildings now or hereafter standing on the said real estate, and all structures, gas and oil tanks and equipment erected or placed in or upon the said real estate, and attached to or used in connection with the said real estate, or to any pipes or fixtures therein for the purpose of heating, lighting, or as part of the plumbing therein, or for any other purpose appertaining to the present or future use or improvement of the said real estate, whether such apparatus, machinery, fixtures or chattels have or would become part of the said real estate by such attachment thereto, or not, all of which apparatus machinery, chattels and fixtures shall be considered as annexed to and forming a part of the freehold and covered by this mortgage; and also all the estate, right, title and interest of the Mortgagor of, in and to the mortgaged premises unto the Mortgagee, forever.

And the Mortgagor covenants with the Mortgagee that he is lawfully seized in fee of the premises hereby conveyed, that he has good right to sell and convey the same, as aforesaid, and that he will warrant and defend the title thereto forever against the claims and demands of all persons whomsoever.

This mortgage is given to secure the payment of the principal sum of Thirty Seven Hundred and no/100 -Dollars (\$3700.00), as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, payable with interest at the rate of five per centum (5%) per annum on the unpaid balance until paid, principal and interest to be paid at the office of The Douglas County Building and Loan Association in Lawrence, Kansas, or at such other place as the holder of the note may designate in writing, in monthly installments of Twenty Four and 42/100 -Dollars (\$24.42), commencing on the first day of June, 1938, and on the first day of each month thereafter, until principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of May, 1958.

The Mortgagor covenants and agrees as follows:

1. That he will promptly pay the principal of and interest on the indebtedness evidenced by the said note, at the times and in the manner therein provided. Privilege is reserved to pay the debt in whole, or in an amount equal to one or more monthly payments on the principal that are next due on the note, on the first day of any month prior to maturity; provided, however, that written notice of an intention to exercise such privileges is given at least thirty (30) days prior to prepayment; and provided further that in the event the debt is paid in full prior to maturity and at that time it is insured under the provisions of the National Housing Act, he will pay to the Grantee an insurance premium charge of one per centum (1%) of the original principal amount thereof, provided the time of prepayment is more than 2 years before the maturity date; and an insurance premium charge of one-half of one per centum (1/2%) of the original principal amount thereof, provided that such time of prepayment is 2 years or less before such maturity date; such payment to be applied by the Grantee upon the obligation of the Grantor to the Federal Housing Administrator on account of mortgage insurance.

2. That, together with, and in addition to, the monthly payments of principal and interest payable under the terms of the note secured hereby, the Mortgagor will pay to the Mortgagee until the said note is fully paid, the following sums:

RIDER

- (a) If this mortgage and the said note secured hereby are insured under the provisions of the National Housing Act and so long as they continue to be so insured, one-twelfth (1/12) of the annual mortgage insurance premium for the purpose of putting the mortgagee in funds with which to discharge the said Mortgagee's obligation to the Federal Housing Administration for mortgage insurance premiums pursuant to the provisions of Title II of the National Housing Act, as amended, and regulations thereunder; the Mortgagee shall, on the termination of its