

DOUGLAS COUNTY

This release
was written
on the original
mortgage dated
this 14th day
of October
1942

Harold A. Beck
Reg. of Deeds
By James H. Hearn
Deputy

paragraph 2 preceding, as a credit against the amount of principal then remaining unpaid under said note and shall properly adjust any payments which shall have been made under (a) of paragraph 2.

4. That he will pay all taxes, assessments, water rates, and other governmental or municipal charges, fines, or impositions, for which provision has not been made hereinbefore, and in default thereof the mortgagee may pay the same.

5. That he will keep the premises above conveyed in as good order and condition as they are now and will not commit or permit any waste thereof, reasonable wear or tear excepted.

6. That the Mortgagor will keep the improvements now existing or hereafter erected on the mortgaged premises, insured as may be required from time to time by the Mortgagee against loss by fire and other hazards, casualties and contingencies in such amounts and for such periods as it may require and will pay promptly when due, any premiums on such insurance provision for payment of which has not been made hereinbefore. All insurance shall be carried in companies approved by the Mortgagee and the policies and renewals thereof shall be held by it and have attached thereto loss payable clauses in favor of and in form acceptable to the Mortgagee. In event of loss he will give immediate notice by mail to the Mortgagee who may makeproof of loss if not made promptly by the Mortgagor, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to the Mortgagee instead of to the Mortgagor and the Mortgagee jointly, and the insurance proceeds, or any part thereof, may be applied by the Mortgagee at its option, either to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged. In event of foreclosure of this mortgage or other transfer of title to the mortgaged property in extinguishment of the debt secured hereby, all right, title and interest of the Mortgagor in and to any insurance policies then in force shall pass to the purchaser or grantee.

7. That if the Mortgagor fails to make any payment provided for in this mortgage for taxes, insurance premiums, repair of the premises, or the like, then the Mortgagee may pay the same and all sums so advanced, with interest thereof at four and one-half per centum ($4\frac{1}{2}\%$) per annum from the date of such advance, shall be payable on demand and shall be secured hereby.

8. That if there shall be a default in any of the terms, conditions or covenants of this mortgage, or of the note secured hereby, then any sums owing by the Mortgagor to the Mortgagee shall, at the option of the Mortgagee, become immediately due and payable. The Mortgagee shall then have the right to enter, into the possession of the mortgaged premises and collect the rents, issues and profits thereof. In the event of any default, as herein described, this mortgage may be foreclosed. Appraisal is hereby waived.

9. The Mortgagor further agrees that should this mortgage and the note secured hereby not be eligible for insurance under the National Housing Act within eight (8) months from the date hereof (written statement of any officer or authorized agent of the Federal Housing Administration dated subsequent to the eight (8) months time from the date of this mortgage, declining to insure said note and this mortgage, being deemed conclusive proof of such ineligibility), the Mortgagee or the holder of the note may, at its option, declare all sums secured hereby immediately due and payable.

Notice of the exercise of any option granted herein to the Mortgagee is not required to be given. The covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors and assigns of the parties hereto. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Mortgagor(s) have her unto set their hand(s) and seal(s) the day and year first above written.

HAPPY HOMES, INC.

Leo F. Brady

President

Mildred Taylor Brady

Secretary

(CORP. SEAL)

STATE OF KANSAS, SHAWNEE COUNTY, KS.

BE IT REMEMBERED, That on this 12 day of Dec. A. D. 1942 before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Leo F. Brady President of Happy Homes, Inc., a corporation duly organized, incorporated and existing under and by virtue of the laws of United States and Mildred Taylor Brady Secretary of said corporation, who are personally known to me to be such officers, and who are personally known to me to be the same persons who executed, as such officers, the within instrument of writing on behalf of said corporation, and such persons duly acknowledged the execution of the same to be the act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed my Notarial Seal the day and year last above mentioned.

J. Hugo Nelson

Notary Public

(SEAL) Term Expires Sept 8, 1945

Recorded December 17, 1942 at 8:47 A. M.

Harold A. Beck

Register of Deeds

Receiving No. 16498

MORTGAGE

Reg. No. 3283

Fee Paid \$18.50

THIS INDENTURE, Made this 11th day of December, 1942, by and between HAPPY HOMES, INC. of 6729 Rockhill Road, Kansas City, Mo, Mortgagor, and CAPITOL FEDERAL SAVINGS AND LOAN ASSOCIATION a corporation organized and existing under the laws of United States, Mortgagee:

WITNESSETH, That the Mortgagor, for and in consideration of the sum of Seventy-four Hundred Dollars (\$7400.00) 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:

Part of "Reserve" in Lane's First Addition to the City of Lawrence, Douglas County, Kansas, described as follows: Beginning at the SW corner of the Block bounded on the West by Illinois Street, on the South by 8th Street and on the East by Mississippi Street, said point being the NE corner of 8th and Illinois Streets; thence North 76' 6"; thence East at right angles 76'; thence North at right angles 27'; thence East at right angles 20'; thence South at right angles 27'; thence West at right angles 7'; thence South at right angles 76' 6" to the North line of 8th Street; thence West 89 feet to the place of beginning.

Also an easement over the East 7' 3" of the East 72' of the West 161' of the South 103' of said Block for Driveway for ingress and egress to and from above property.

Also an easement over, across and under the North part of the East 72' of the West 161' of the South 150' of said Block for the construction, repair and maintenance of sewer connections. Subject to an easement over the East 7' 3" of the first above described Tract for driveway for ingress and egress to and from the property East and adjoining.

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

Satisfaction
The debt secured by this mortgage has been paid in full, and the
Register of Deeds is authorized to release it of record.
Capital Federal Savings and Loan Association
By J. H. Nelson, Notary Public
Lawrence, Kansas, October 14, 1960