

Receiving No. 26242

MORTGAGE RECORD 89

ASSIGNMENT OF MORTGAGE

For Value Received, The First National Bank of Lawrence, Lawrence, Kansas, a corporation, does hereby assign, transfer, and set over, without recourse, in any event, to The Columbia National Bank, Kansas City Missouri, and its future assigns, all its right, title and interest in and to one certain real estate mortgage, the promissory note, debts, and claims thereby secured, and the lands and tenements therein described, to-wit: One certain mortgage executed by John A. Hudson and Lurline S. Hudson, his wife, to said The First National Bank of Lawrence, Lawrence, Kansas, on the 7th day of January, 1946, and secured upon the following described real estate situated in Douglas County, State of Kansas.

The North fifty (N50) feet of Lot No. six (6) in block No. six (6) of Babcock's Addition, an addition to the City of Lawrence,

which mortgage is duly recorded in Mortgage record No. 89 at Page 159 in the office of the Register of Deeds, Douglas County, State of Kansas.

In Witness Whereof, the First National Bank of Lawrence, Lawrence, Kansas has caused these presents to be signed by its President, and its corporate seal to be affixed this 8th day of January, 1946.

THE FIRST NATIONAL BANK OF LAWRENCE  
Lawrence, Kansas  
By George Docking President

(CORP. SEAL) Attest; By Kelvin Hoover, Cashier  
STATE OF KANSAS )  
COUNTY OF DOUGLAS ) SS

On this 8th day of January 1946, before me, the undersigned, a Notary Public, in and for the county and state aforesaid, personally appeared George Docking, to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument as its President, and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

E B Martin  
Notary Public

(SEAL) My commission expires September 17, 1949.

Recorded January 10, 1946 at 4:15 P.M.

*Harold A. Beck*

Register of Deeds

Receiving No. 26244

MORTGAGE

Reg. No. 4554  
Fee Paid \$ 2.00

This Indenture, Made this 27th day of December 1945 between Rhoten A. Smith, Jr., and Barbara O. Smith, his wife, of Douglas 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 Eight Hundred 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:

South 45 feet of Lot 3 and the North 13 feet of Lot 4 Sinclair Addition, City of Lawrence, Douglas County, Kansas, all in Block 26.

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 EIGHT HUNDRED 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 in monthly installments of \$4.85 each, including both principal and interest. First payment of \$4.85 due on or before the 1st day of February 1946, and a like sum on or before the 1st day of each month thereafter until total amount of indebtedness to the Association has been paid in full.

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 indebtedness 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 of 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 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 from 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 tenantable 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 of 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 provisions 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. Appraisalment 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 hands the day and year first above written.

*The debt secured by this mortgage has been paid in full, and the mortgage is hereby released and the original mortgage is hereby cancelled.*  
(Copy. Seal)  
By *Barbara O. Smith*  
Barbara O. Smith  
August 1, 1953

This release was written on the original mortgage entered this August day 1 1953  
By *Harold A. Beck*  
Harold A. Beck  
Register of Deeds  
County