

DOUGLAS COUNTY

incumbrances, and that they will warrant and defend the same in the quiet and peaceable possession of the said party of the second part, its successors and assigns, forever, against the lawful claims of all persons whomsoever.

PROVIDED, Always, and these presents are upon the following covenants and conditions, to-wit:

FIRST. That said parties of the first part are justly indebted to the said second party in the sum of FOUR THOUSAND AND 00/100 Dollars according to the terms of a certain mortgage note or bond of even date herewith, executed by said parties of the first part, in consideration of the actual loan of the sum aforesaid, payable to the order of said second party as follows:

Forty-two and 43/100 Dollars (\$42.43) commencing on the first day of July, 1946, and the same amount on the first day of each and every month thereafter until the interest and principal 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 June, 1956.

In addition to said monthly installment payments, the makers shall on each installment payment date pay to the holder an amount equal to one-twelfth of the estimated annual taxes and assessments levied against the real estate covered by the mortgage securing this note, and one-twelfth of the estimated annual cost of hazard insurance as provided in said mortgage, which additional payments shall be applied by the holder toward payment of such taxes and assessments and such hazard insurance premiums.

Payment to include from date until maturity, at the rate of 5 per cent per annum on the unpaid balance, according to the terms of said note; both principal and interest and all other indebtedness accruing hereunder, being payable in lawful money of the United States of America, at the office of THE SECURITY BENEFIT ASSOCIATION, in Topeka, Kansas, and all of said notes bearing ten per cent interest after due.

SECOND. That the said first party shall pay all taxes and assessments now due, or which may become due on said premises before the same become delinquent; and in case not so paid, the holder of this mortgage may pay such taxes and assessments, and recover the amount so paid with interest thereon at the rate of ten per cent per annum, and this mortgage shall stand as security therefor. First Party shall pay mortgage registration tax and recording fees on this mortgage, or in case said taxes and fees are paid by second party the amount thereof shall be deducted from the proceeds of this loan.

THIRD. That the said first party shall keep the buildings on said premises insured in some responsible company or companies, approved by said second party, for the benefit of said second party, or assigns, in the sum of not less than \$4,000.00 -- Fire

\$4,000.00 -- Supplemental Contract Dollars, and shall deliver the policies and renewal receipts to said second party, and should said first party neglect so to do, the legal holder hereof may effect such insurance, and recover of said first party the amount paid therefor with interest at ten per cent per annum, and this mortgage shall stand as security therefor.

FOURTH. That said first party shall keep all fences, buildings and other improvements on said premises in as good condition and repair as they now are and shall not suffer waste nor permit the value of said premises to depreciate by neglect or want of care; and should said first party neglect so to do, said second party or assigns shall be entitled to immediate possession of said premises.

FIFTH. In case of default of payment of any sum herein covenanted to be paid for the period of ten days after the same becomes due, the said first parties agree to pay to the said second party, or its assigns, interest at the rate of ten per cent per annum computed annually on said principal note from the date of default to the time when said principal and interest shall be fully paid; and in case of default of any of the covenants herein contained, the rents, royalties and the profits of the said premises are pledged to the legal holder or holders hereof as additional and collateral security for the payment of all moneys mentioned herein, and said legal holder shall be entitled to the possession of said property by a receiver or otherwise as it may elect; provided, however, that said party of the second part, its successors and assigns, shall be chargeable with no liability with reference to such rents, royalties and profits, nor be accountable therefor, except as to sums actually collected by it, and that the lessees in any such leases shall account for such rights, rents, royalties or benefits to the parties of the first part, or their assigns, until notified by the legal holder hereof to account for and pay over the same to such legal holder. It is also agreed that the taking of possession shall in no manner prevent or retard the second party in the collection of said sums by foreclosure or otherwise.

SIXTH. If such payments be made as herein specified, this conveyance shall be void, and is to be released at the expense of said party of the second part; but if said principal or interest notes, or any part thereof, or any interest thereon, be not paid according to the terms of said notes, or if said taxes or assessments be not paid as provided herein, or if default be made in the agreement to insure, or in the covenant against incumbrances, or any other covenant herein contained, then this conveyance shall, at the option of second party, become absolute, and the whole of said principal and interest shall immediately become due and payable at the option of the party of the second part, or assigns, and this mortgage may thereupon be foreclosed immediately for the whole of said money, interest and costs, without further notice. In case of such foreclosure, said real estate shall be sold without appraisal.

IN WITNESS WHEREOF, The said parties of the first part have hereunto subscribed their names and affixed their seals on the day and year above mentioned.

Robert O. Carlson
Jessie M. Carlson

STATE OF KANSAS,
COUNTY OF DOUGLAS ss

BE IT REMEMBERED, That on this -- day of June A. D. 1946 before me, the undersigned a Notary Public in and for the County and State aforesaid came Robert O. Carlson and Jessie M. Carlson, his wife, to me personally known to be the same persons who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written..

(SEAL) (Commission expires Feb. 7 1948)

E. T. Gallagher
Notary Public

Recorded June 17, 1946 at 9:02 A. M.

Harold A. Beck Register of Deeds.

The Security Benefit Association the mortgagee under named, does hereby acknowledge full payment of the debt secured by the foregoing mortgage and authorize the Register of Deeds, of Douglas County, Kansas to discharge the same of record.

In Witness Whereof, The said Corporation has caused these presents to be signed by its National Secretary and its seal to be affixed, this 10th day of September, A. D. 1947

The Security Benefit Association
by J. D. Abrahams
National Secretary

This release
was written
on the original
mortgage
entered
this 11 day
of Sept.
1947
J. D. Abrahams
Reg. of Deeds
Deputy