

# MORTGAGE RECORD 89

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 and tear excepted.

6. That if the premises covered hereby, or any part thereof, shall be damaged by fire or other hazard against which insurance is held as hereinbefore provided, the amounts paid by any insurance company pursuant to the contract of insurance shall, to the extent of the indebtedness then remaining unpaid, be paid to the Mortgagee, and, at its option, may be applied to the debt or released for the repairing or rebuilding of the premises.

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 thereon at eight per centum (8%) 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, or should the Mortgagor become indebted to said Mortgagee in a sum equal to the gross amount of the payments, interest, and other charges for a period of six months, this mortgage may be foreclosed. Appraisal is hereby waived.

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 Mortgagors have hereunto set their hands and seals the day and year first above written,

Marvin M. Baldwin  
F. Marvella Baldwin

State of Kansas  
County, of Franklin, SS:

Be it remembered, that on this 17th day of July, 1946 before me, the undersigned a Notary Public in and for the County and State aforesaid, personally appeared Marvin M. Baldwin and F. Marvella Baldwin, his wife, to me personally known to be the same person who executed the above and foregoing instrument of writing, and duly acknowledged the execution of the same.

In Witness Whereof, I have hereunto set my hand and Notarial seal on the day and year last above written.  
(SEAL) My commission expires January 21, 1950. Dean Nofsinger Notary Public

Recorded on July 18, 1946 at 11:20 A.M.

Harold A. Beck Register of Deeds

Receiving No. 29007

KNOW ALL MEN BY THESE PRESENTS, That in consideration of full payment of the debt secured by a mortgage by Dennie Frank Smith and Mary Jane Smith, his wife dated the 23d day of July A. D. 1943, which is recorded in Book 59 of Mortgages, page 261, of the records of Douglas County, Kansas, satisfaction of such mortgage is hereby acknowledged and the same is hereby released.

Dated this 19th day of July, A. D. 1946.

Roy E. Ridgeway  
Ella Pearl Ridgeway

STATE OF KANSAS  
DOUGLAS COUNTY, SS:

Be it remembered, that on this 19th day of July A. D. 1946 before me Harold A. Beck, Register of Deeds in and for said County and State, came Roy E. Ridgeway and Ella Pearl Ridgeway, his wife, to me personally known to be the same persons 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.  
(OFFICIAL SEAL)

Harold A. Beck Register of Deeds

Recorded on July 19, 1946 at 10:55 A.M.

Harold A. Beck Register of Deeds

Receiving No. 29008

KNOW ALL MEN BY THESE PRESENTS, That in consideration of full payment of the debt secured by a mortgage by Gene Woodhead and Alice Louise Woodhead dated the 1st day of July A. D. 1945, which is recorded in Book 91 of Mortgages, page 124, of the records of Douglas County, Kansas, satisfaction of such mortgage is hereby acknowledged and the same is hereby released.

Dated this -- day of July A. D. 1946.

J. C. Carter

STATE OF KANSAS  
DOUGLAS COUNTY, SS:

Be it Remembered, that on this 16th day of July A. D. 1946 before me, F. C. Whipple, a Notary Public in and for said County and State, came J. C. Carter 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 "hereof, I have hereunto subscribed my name and affixed my official seal on the day and year last above written.  
(SEAL) MY COMMISSION EXPIRES JAN. 27, 1947

F. C. Whipple Notary Public

Recorded on July 19, 1946 at 11:25 A.M.

Harold A. Beck Register of Deeds