

Including the rents, issues and profits thereof provided however that the Mortgagee shall be entitled to collect and retain the rents, issues and profits until default hereunder.

with the appurtenances and all the estate, title and interest of the said part 1.00 of the first part therein.

And the said part 1.00 of the first part do hereby covenant and agree that at the delivery hereof they are the lawful owner, and of the premises above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances.

and that they will warrant and defend the same against all parties making lawful claim thereon. It is agreed between the parties hereto that the part 1.00 of the first part shall at all times during the life of this instrument, pay all taxes or assessments that may be levied or assessed against said real estate when the same become due and payable, and that they will keep the buildings upon said real estate insured against fire and tornado in such sum and by such insurance company as shall be specified and directed by the part 1.00 of the second part, the loss, if any, made payable to the part 1.00 of the second part to the extent of 1.00 interest. And in the event that said part 1.00 of the first part shall fail to pay such taxes when the same become due and payable or to keep said premises insured as herein provided, then the part 1.00 of the second part may pay said taxes and insurance, or either, and the amount so paid shall become a part of the indebtedness secured by this instrument, and shall bear interest at the rate of 10% from the date of payment until fully repaid.

THIS GRANT is intended as a mortgage to secure the payment of the sum of Three thousand and no/100 ----- DOLLARS,

according to the terms of a certain written obligation for the payment of said sum of money, executed on the 7th day of

February 1951, and by its terms made payable to the part 1.00 of the second part, with all interest according thereto according to the terms of said obligation and also to secure any sum or sums of money advanced by the said part 1.00 of the second part to pay for any insurance or to discharge any taxes with interest thereon as herein provided, in the event that said part 1.00 of the first part shall fail to pay the same as provided in this instrument.

And this conveyance shall be void if such payments be made as herein specified, and the obligation contained therein fully discharged. If default be made in such payments or any part thereof so any obligation created thereby or interest thereon, or if the taxes on said real estate are not paid when the same become due and payable, or if the insurance is not kept up, as provided herein, or if the buildings on said real estate are not kept in as good repair as they are now, or if there is committed on said premises, then this conveyance shall become absolute and the whole sum remaining unpaid, and all of the obligations provided for in said written obligation, for the security of which this instrument is given, shall immediately mature and become due and payable at the option of the holder hereof, without notice, and it shall be lawful for the said part 1.00 of the second part to take possession of the said premises and all the improvements thereon in the manner provided by law and to have a receiver appointed to collect the rent and benefits accruing thereon, and to sell the premises hereby granted, or any part thereof, in the manner prescribed by law, and out of all moneys arising from such sale to retain the amount then unpaid of principal and interest together with the costs and charges incident thereto, and the surplus, if any there be, shall be paid by the part 1.00 of the second part, making such sale, on demand, to the first part 1.00.

It is agreed by the parties hereto that the terms and provisions of this instrument and each and every obligation therein contained, and all benefits accruing thereon, shall extend and inure to, and be obligatory upon the heirs, executors, administrators, personal representatives, assigns and successors of the respective parties hereto.

In Witness Whereof, the part 1.00 of the first part hereunto set their hand and seal the day and year last above written.

William D. Rake (SEAL)

Dorothy P. Rake (SEAL)

(SEAL)

(SEAL)

STATE OF Kansas }
COUNTY OF Douglas } 88.



Be It Remembered, That on this 7th day of February A.D. 1951 before me, a Notary Public in the aforesaid County and State, came Wilbur P. Rake and Dorothy P. Rake, husband and wife

to me personally known to be the same person who executed the foregoing instrument 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.

My Commission Expires July 17 1954

Notary Public

Recorded March 20, 1951 at 11:05 A. M.

Release

the undersigned, owner of the within mortgage, do hereby acknowledge the full payment of the debt secured thereby, and authorize the Register of Deeds to enter the discharge of this mortgage of record. Dated this 27 day of May, 1952
Audley Rake
Barbara Rake, Hatt: John A. Peters
Carpenter

Warren A. Beck Register of Deeds

St. Lawrence National Bank
Lawrence, Kansas
J. J. Skaggs
Vice President
Mortgages: Currier