632 Reg. No. 8430
Fee Paid $37.50

MORTGAGE

44760 BOOK 100

Loan No. R-1-1558

This Indenture, Made this 13th day of September, 1951
between O. F. Stinson and Dolores V. Stinson, 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
- - - - - - - - - - Fifteen Thousand and no/100- - - - - - - - - - - - - - - - - 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:

Beginning at a point 1457 feet West and 169 feet North of the Southeast corner of the North Half of the Southwest Quarter of Section No. 36 in Township No. 12, Range No. 19; thence West 41 feet; thence North 161 feet; thence East 41 feet; thence South 161 feet to the point of beginning, less the North 25 feet thereof to be used for street purposes; ALSO beginning at a point 1498 feet West and 173 feet North of the Southeast corner of the North Half of the Southwest Quarter of Section No. 36, Township No. 12, Range No. 19,; thence North 132 feet; thence West 50 feet; thence South 132 feet; thence East 50 feet to the point of beginning, all in West Hills, now an Addition to the City of Lawrence, in Douglas County, Kansas.

(It is understood and agreed that this is a purchase money mortgage)

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
- - - - - - - Fifteen Thousand and no/100 - - - - - - - - - - - - - - - - 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 $99.00 each, including both principal and interest. First payment of $99.00 due on or before the 10th day of February, 1952, and a like sum on or before the 10th day of each month thereafter until total amount of indebtedness to the Association has been paid in full. Except that if not sooner paid the final payment of principal and interest shall be due and payable on the 10th day of September, 1971.

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 or 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 to 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 or 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. Appraisement 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 their hands the day and year first above written.

O. F. Stinson
Dolores V. Stinson

This release was written on the original mortgage entered this 9th day of Aug. 1957
Harold A. Be[illegible]
Reg. of Deeds
By: Marie Wilson
Deputy