

MORTGAGE 45937

BOOK 101
Loan No. 2196

THIS INDENTURE, made this 11th day of March, 1952, by and between
Roscoe C. Charles, a single man

of Douglas County, Kansas, as mortgagor, and
The Ottawa Building and Loan Association, a corporation organized and existing
under the laws of Kansas with its principal office and place of business at Ottawa
Kansas, as mortgagee;

WITNESSETH: That said mortgagor, for and in consideration of the sum of
Three Thousand and no/100 Dollars (\$ 3,000.00),
the receipt of which is hereby acknowledged, do ss by these presents mortgage and warrant unto said mortgagee, its suc-
cessors and assigns, forever, all the following described real estate, situated in the County of Douglas
and State of Kansas, to-wit:

The North 1/2 of lots 113, 115, 117, 119, 121, and 123, on
Menton Street in Baldwin City, in Douglas County, Kansas

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, together with all and singular the tenements, hereditaments and appurte-
nances thereto belonging, or in anywise appertaining, forever, and warrant the title to the same. Said mortgagor hereby
covenant s. with said mortgagee that he is, at the delivery hereof, the lawful owner of the premises above
conveyed and described, and is seized of a good and indefeasible estate of inheritance therein, free and clear of all
encumbrances, and that he will warrant and defend the title thereto forever against the claims and demands of all per-
sons whomsoever.

PROVIDED ALWAYS, and this instrument is executed and delivered to secure the payment of the sum of
Three Thousand and no/100 Dollars (\$ 3,000.00),
with interest thereon, together with such charges and advances as may be due and payable to said mortgagee under the terms
and conditions of the promissory note of even date herewith and secured hereby, executed by said mortgagor, to said
mortgagee, payable as expressed in said note, and to secure the performance of all the terms and conditions contained
therein. The terms of said note are hereby incorporated herein by this reference.

It is the intention and agreement of the parties hereto that this mortgage shall also secure any future advances made to
said mortgagor, by said mortgagee, and any and all indebtedness in addition to the amount above stated which said mort-
gagor, or any of them, may owe to said mortgagee, 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 secured hereunder, including future advances, are paid in full with interest.

The mortgagor hereby assigns s. to said mortgagee all rents and income arising at any and all times from said prop-
erty and hereby authorizes said mortgagee or its agent, at its option, upon default, to take charge of said property and collect
all rents and income therefrom and apply the same to the payment of interest, principal, insurance premiums, taxes, assess-
ments, repairs or improvements necessary to keep said property in tenable condition, or to other charges or payments
provided for herein or in the note hereby secured. This rent assignment shall continue in force until the unpaid balance of
said note is fully paid. The taking of possession hereunder shall in no manner prevent or retard said mortgagee in the col-
lection of said sums by foreclosure or otherwise.

The failure of the mortgagee to assert any of its rights hereunder at any time shall not be construed as a waiver of its
right to assert the same at any later time, and to insist upon and enforce strict compliance with all the terms and provisions
of said note and of this mortgage.

If said mortgagor shall come to be paid to said mortgagee 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 thereof in accordance
with the terms and provisions thereof, and if said mortgagor shall comply with all the provisions of said note and of this
mortgage, then these presents shall be void; otherwise to remain in full force and effect, and said mortgage shall be en-
titled to the possession of all of said property, and may, at its option, declare the whole of said note and all indebtedness repre-
sented thereby to be immediately due and payable, and may foreclose this mortgage or take any other legal action to protect
its right, and from the date of such default all items of indebtedness secured hereby shall draw interest at 10% per annum.
Appraisement waived.

This mortgage shall be binding upon and shall ensure to the benefit of the heirs, executors, administrators, successors
and assigns of the respective parties hereto.

IN WITNESS WHEREOF, said mortgagor has hereunto set his hand the day and year first above
written.

Roscoe C. Charles

STATE OF KANSAS,
COUNTY OF Franklin

BE IT REMEMBERED, that on this 11th day of March, A. D. 1952, before me,

the undersigned, a Notary Public in and for the county and state aforesaid, came

Roscoe C. Charles, a single man

who is personally known to me to be the same person who executed the within mortgage, and such person
duly acknowledged the execution of the same.

In testimony whereof, I have hereunto set my hand and affixed my Notarial Seal the day and year last above written.

Dean Berlin

Notary Public

January 27, 1956

Recorded March 15, 1952 at 11:10 A. M.

SATISFACTION AND RELEASE

The debts secured by this mortgage having been paid in full, the Register of Deeds is hereby authorized to
release the same of record forthwith. Dated at Ottawa, Kansas, this 3rd day of June, 1953.

(Corp. Seal)

The Ottawa Building & Loan Association
By Dean Berlin Secretary-Treasurer

Register of Deeds

The return
was written
on the original
mortgage.

WITNESSETH
that I have
seen the
original
mortgage
and the
return
thereon.

Frank A. Baker
Notary Public