

THIS INDENTURE, made this 4<sup>th</sup> day of December, 1957

WITNESSETH that

LARRY S. LEFHOLZ, also known as Lawrence S. Lefholz, and MARTHA KATHERINE LEFHOLZ, husband and wife,

State of Kansas of the County of Douglas,  
 hereinafter called "Grantor", whether one or more,  
 does hereby mortgage to Phoenix Mutual Life Insurance Company, a Connecticut corporation, with its  
 principal office in Hartford, Connecticut, hereinafter called "Phoenix", the following described land  
 situated in the County of Douglas, State of Kansas, to wit:

The Southwest Quarter (SW $\frac{1}{4}$ ) of Section Fifteen (15), less the following tract: Beginning at the Southeast corner of said Southwest Quarter (SW $\frac{1}{4}$ ); Thence North Four Hundred Sixteen (416) feet; thence west Two Hundred Seventy-seven (277) feet; thence South Four Hundred Sixteen (416) feet; thence east Two Hundred Seventy-seven (277) feet to the point of beginning, containing Three (3) acres, more or less; also all that part of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section Fifteen (15) lying north and west of the westerly and northerly boundary line of Douglas County Lone Star Park, which northerly and westerly boundary line is described as follows: Beginning at a point on the south line of said Section Fifteen (15) 1,064.70 feet west of the southeast corner thereof, thence north Six (6) degrees Fifty-two (52) minutes east Three Hundred Seventy-four and Six Tenths (374.6) feet, thence north Twenty-one (21) degrees Fifty-eight (58) minutes east Three Hundred Thirty-one and Five Tenths (331.5) feet, thence north Fourteen (14) degrees Thirty-nine (39) minutes east Two Hundred Sixteen (216.0) feet, thence north Fifty-eight (58) degrees Nineteen (19) minutes east One Hundred Fifty (150.0) feet, thence north Thirty-five (35) degrees Twenty (20) minutes east Two Hundred Eighty-five and Nine Tenths (285.9) feet, thence north Forty-three (43) degrees Six Hundredths (.06) minutes east Two Hundred Ninety-four and Two Tenths (294.2) feet, thence north Twelve (12) degrees Twenty-four (24) minutes west Three Hundred Eleven (311.0) feet, thence north Fifty-nine (59) degrees Seven Hundredths (.07) minutes east One Hundred Seven and Five Tenths (107.5) feet, thence south Seventy-six (76) degrees Thirty-three (33) minutes east One Hundred Seventy-five (175) feet, thence north Eighty-six (86) degrees Forty-four (44) minutes east One Hundred Thirty-three and Forty-five Hundredths (133.45) feet to a point on the east line of said Section Fifteen (15); also all that part of the Northwest Quarter (NW $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section Fourteen (14), which lies west of the westerly boundary line of the Douglas County Lone Star Park, which said boundary line is described as follows; Beginning at a point which is Four Hundred Four and Eighty-seven Hundredths (404.87) feet north of the Southwest corner of the Northwest Quarter (NW $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of said Section Fourteen (14), thence north Thirty-six (36) degrees Thirty-six (36) minutes east Five Hundred Nine and Three Tenths (509.3) feet, thence north Eighty-three (83) degrees Four (04) minutes east Three Hundred Seventy-two and Four tenths (372.4) feet, thence north Fifty-eight (58) degrees Fourteen (14) minutes east Four Hundred Forty-two and Five Tenths (442.5) feet, thence north Four (4) degrees Six Hundredths (.06) minutes west Two Hundred Twenty-nine and One Tenths (229.1) feet to a point in the north line of the Southwest Quarter (SW $\frac{1}{4}$ ) of said Section Fourteen (14), all said land being in Township Fourteen (14), Range Eighteen (18) east of the Sixth (6th) P. M., and containing in all Three Hundred Two (302) acres, more or less.

together with all the buildings, improvements and fixtures which are now on or hereafter may be erected on said land, and all the tenements, hereditaments, privileges and appurtenances thereunto belonging or in anywise appertaining, all of which said property is hereafter called "the premises".

This mortgage is given to secure the payment to Phoenix, at its principal office in Hartford, Connecticut, of the sum of \* Nine Thousand and No/100 \* \* \* \* \* Dollars (\$ 9,000.00 ) as follows:

The sum of \$350.00 shall be paid on the first day of November, 1953, and a like sum shall be paid on the first day of each November thereafter up to and including the first day of November, 1966; and the entire amount remaining unpaid under the note secured hereby shall become due and payable on the first day of November, 1967.

according to the terms of a promissory note executed of even date herewith by Grantor, and in accordance with prepayment privilege as specified in said note; and