

48087 BOOK 103

## MORTGAGE

THIS INDENTURE, Made this 8th day of December, 1952, by and between  
JAYHAWK CONSTRUCTION CO., INC.  
of Topeka, Kansas, , Mortgagor, and

CAPITOL FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing  
under the laws of the United States, Mortgagee:

WITNESSETH, That the Mortgagor, for and in consideration of the sum of - - - Eighty-three  
Hundred Fifty and no/100 - - - - - Dollars (\$ 8350.00 ), the receipt of which  
is hereby acknowledged, does by these presents mortgage and warrant unto the Mortgagee, its successors  
and assigns, forever, the following-described real estate, situated in the County of Douglas,  
State of Kansas, to wit:

Lot 12, Block 2, in Sunset Hill Estate Subdivision, in the City of Lawrence,  
Douglas County, Kansas.

"It is the intention and agreement of the parties  
hereto that the following equipment is and shall  
remain a part of the real estate and shall be  
covered by this mortgage."

1. Bendix Economat Automatic Sequence  
Washer or equivalent.

And this agreement shall extend to and cover all  
replacements thereof."

This mortgage is one of 84 mortgages which are being  
substituted for a certain mortgage from Jayhawk Construction  
Co., Inc. in the amount of \$700,000.00 dated February 29,  
1952, and recorded February, 29, 1952 in Book 101 at page 405  
in the office of the Register of Deeds in Douglas County,  
Kansas, on which registration tax has already been paid.

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

**TO HAVE AND TO HOLD** the premises described, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, and the rents, issues and profits thereof; and also all apparatus, machinery, fixtures, chattels, furnaces, heaters, ranges, mantles, gas and electric light fixtures, elevators, screens, screen doors, awnings, blinds and all other fixtures of whatever kind and nature at present contained or hereafter placed in the buildings now or hereafter standing on the said real estate, and all structures, gas and oil tanks and equipment erected or placed in or upon the said real estate or attached to or used in connection with the said real estate, or to any pipes or fixtures therein for the purpose of heating, lighting, or as part of the plumbing therein, or for any other purpose appertaining to the present or future use or improvement of the said real estate, whether such apparatus, machinery, fixtures or chattels have or would become part of the said real estate by such attachment thereto, or not, all of which apparatus, machinery, chattels and fixtures shall be considered as annexed to and forming a part of the freehold and covered by this mortgage; and also all the estate, right, title and interest of the Mortgagor of, in and to the mortgaged premises unto the Mortgagee, forever.

And the Mortgagor covenants with the Mortgagee that he is lawfully seized in fee of the premises hereby conveyed, that he has good right to sell and convey the same, as aforesaid, and that he will warrant and defend the title thereto forever against the claims and demands of all persons whomsoever.