

MORTGAGE 48489 BOOK 103

THIS INDENTURE, Made this 23rd day of January, 1953, 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 - - - - - Ninety-two
Hundred Fifty and no/100 - - - - - Dollars (\$ 9250.00), 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 23 Block 7 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, heredita-
ments and appurtenances thereunto belonging, and the rents, issues and profits thereof; and also all appa-
ratus, 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 form-
ing 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 war-
rant and defend the title thereto forever against the claims and demands of all persons whomsoever.