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 appurtenances thereunto belonging, or in anywise appertaining, forever, and warrant the title to the same. Said mortgagor s hereby covenant with said mortgagee that they are, at the delivery hereof, the lawful owner s of the premises above conveyed and described, and are seized of a good and indefeasible estate of inheritance therein, free and clear of all encumbrances, and that they will warrant and defend the title thereto forever against the claims and demands of all persons whomsoever.

PROVIDED ALWAYS, and this instrument is executed and delivered to secure the payment of the sum of Four Thousand, Four Hundred and no/100ths -- -- -- -- -- -- -- -- -- Dollars ($4,400.00), 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 s 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 s by said mortgagee, and any and all indebtedness in addition to the amount above stated which said mortgagors, or [illegible] shall owe to said mortgagee, however evidenced, whether by note, book account or otherwise. This mortgage shall [illegible] the parties hereto and their heirs, personal representatives, successors and assigns, until [illegible], including future advances, are paid in full with interest.

[illegible] said mortgagee all rents and income arising at any and all times from said property [illegible] said mortgagee, at its option, upon default, to take charge of said property and collect all rents [illegible] the payment of interest, principal, insurance premiums, taxes, assessments, repairs [illegible] said property in tenantable condition, or to other charges or payments provided for herein or [illegible] shall continue in force until the unpaid balance of said note is fully paid. The [illegible] shall in no manner prevent or retard said mortgagee in the collection of said sums by foreclosure [illegible].

The failure of the mortgagee to assert any of its rights hereunder at any time shall not be construed as a waiver of its [illegible] time, and to insist upon and enforce strict compliance with all the terms and provisions of [illegible].

[illegible] shall cause to be paid to said mortgagee the entire amount due it hereunder, and under the terms and [illegible] including future advances, and any extensions or renewals thereof in accordance with [illegible] said mortgagor s shall comply with all the provisions of said note and of this mortgage, [illegible] to remain in full force and effect, and said mortgagee shall be entitled to the pos- [illegible] the whole of said note and all indebtedness represented thereby to [illegible] this mortgage or take any other legal action to protect its right, and from [illegible] secured hereby shall draw interest at 10% per annum. Appraisement waived.

[illegible] shall be binding upon and shall enure to the benefit of the heirs, executors, administrators, successors and [illegible] of the respective parties hereto.

IN WITNESS WHEREOF, said mortgagor s have hereunto set their hand s the day and year first above [illegible].

Henry Robert Westhoff

Laura Birtie Westhoff

STATE OF KANSAS, }
COUNTY OF Franklin } ss.

BE IT REMEMBERED, that on this 18th day of April, A. D. 19 53, before me, the undersigned, a Notary Public in and for the county and state aforesaid, came Henry Robert Westhoff and Laura Birtie Westhoff, his wife

[illegible] to me to be the same person s who executed the within mortgage, and such person s duly [illegible] the same.

[illegible] hereunto set my hand and affixed my Notarial Seal the day and year last above written.

Mafine Pond
Notary Public

[illegible] Commission Expires Sept. 19, 1953