FHA Form No. 2120 m
(Rev. January 1952)

49257 BOOK 104

MORTGAGE

THIS INDENTURE, Made this 19th day of May, 19 53, 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: Sunset Hill Estates Subdivision in Lot 7, Block 6, ~~[illegible]~~ the City of Lawrence, Douglas County, Kansas.

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 Feb. 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.