

49403 BOOK 104

## MORTGAGE

THIS INDENTURE, Made this 10th day of June, 1953, by and between  
of WILLIAM E. BRENT, JR. and GRACE E. BRENT, his wife,  
Lawrence, Kansas, Mortgagee, and

THE PRUDENTIAL INSURANCE COMPANY OF AMERICA

under the laws of New Jersey, a corporation organized and existing  
Mortgagee:

WITNESSETH, That the Mortgagor, for and in consideration of the sum of FOURTEEN THOUSAND  
EIGHT HUNDRED AND NO/100- - - - -Dollars (\$ 14,800.00 ), 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 property, situated in the county of Douglas  
State of Kansas, to wit:

16-20647-1

Lot Three (3), less the West 20 feet thereof, in Block Five (5)  
in PARK HILL ADDITION, an Addition to the City of Lawrence, in  
Douglas County, Kansas.

together with the tenements, hereditaments and appurtenances thereunto belonging, and the rents, issues  
and profits thereof (provided, however, that the Mortgagor shall be entitled to collect and retain the said  
rents, issues, and profits until default hereunder) and all fixtures now or hereafter attached to or used  
in connection with the premises herein described and in addition thereto the following household appli-  
ances, which are, and shall be deemed to be, fixtures and a part of the realty, and are a portion of the  
security of the indebtedness herein mentioned:

To HAVE AND TO HOLD the above described property unto the Mortgagee, forever.

Mortgagor covenants with the Mortgagee that he is lawfully seized in fee of the premises hereby  
conveyed (or has such other estate as is stated hereinbefore), that he has good right to sell and convey  
the same, as aforesaid, and that he will warrant and defend the aforesaid title thereto against the claims  
and demands of all persons whomsoever.

This mortgage is given to secure the payment of the principal sum aforesaid as evidenced by a cer-  
tain promissory note of even date herewith, the terms of which are incorporated herein by reference,  
payable with interest at the rate of four and one-half per centum (  $4\frac{1}{2}\%$  ) per annum on the unpaid  
balance until paid, principal and interest to be paid at the office of THE PRUDENTIAL INSURANCE  
COMPANY OF AMERICA in Newark, New Jersey  
or at such other place as the holder of the note may designate in writing delivered or mailed to the Mort-  
gagor, in monthly installments of EIGHTY-TWO AND 29/100- - - Dollars (\$ 82.29 ),  
commencing on the first day of July, 1953, and continuing on the first day of each month  
thereafter, until said note is fully paid, except that, if not sooner paid, the final payment of principal and  
interest shall be due and payable on the first day of June, 1978,

The Mortgagor covenants as follows:

1. He will promptly pay the principal of and interest on the indebtedness evidenced by the said note,  
at the times and in the manner therein provided. Privilege is reserved to prepay at any time, without  
premium or fee, the entire indebtedness or any part thereof not less than the amount of one installment, or  
one hundred dollars (\$100.00), whichever is less.
2. Together with, and in addition to, the monthly payments of principal and interest payable under  
the terms of the note secured hereby, the Mortgagor will pay to the Mortgagee until the said note is fully  
paid: