

# MORTGAGE

THIS INSTRUMENT, Made this 14th day of July, 1953, by and between Donald Lawrence Karr and Pearl E. Karr, his wife of Lawrence, Kansas, Mortgagee, and

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

Witnesseth, That the Mortgagee, for and in consideration of the sum of - - - Ninety-five hundred and no/100 - - - Dollars (\$ 9500.00 ), 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:

Lot 3, Block 4, Sunset Hill Estates Subdivision in the City of Lawrence, Douglas County, Kansas.

... the mortgagee covenants and agrees as follows: ...

... If the mortgagee shall be required to pay any of the principal of the mortgage ...

8. If there shall be a default in any of the terms, conditions or covenants of this mortgage or of the note secured hereby, then any sums owing by the Mortgagee to the Mortgagee shall, at the option of the Mortgagee, become immediately due and payable. The Mortgagee shall then have the right to enforce the provisions of the foregoing provisions and collect the sums, interest and profits thereon. In the event of any default in the above described, this mortgage may be foreclosed. A power of sale is hereby granted.

9. The use of this instrument shall remain in full force and effect during any postponement of repayment of the principal of the indebtedness and until the debt is fully paid.  
**(It is understood and agreed that this is a purchase money mortgage)**

10. If the indebtedness secured hereunder is ever to be secured or insured under the Government's National Housing Act, the mortgagee shall be bound to execute and deliver to the Government a deed of trust in the form and to the effect set forth in the attached schedule of forms, and to execute and deliver to the Government a deed of trust in the form and to the effect set forth in the attached schedule of forms, and to execute and deliver to the Government a deed of trust in the form and to the effect set forth in the attached schedule of forms.

... the terms of any other instrument created hereunder shall be subject to the terms of this mortgage ...