

50285 BOOK 105

P-870P-5-15-500

KANSAS RESIDENCE MORTGAGE

THIS MORTGAGE, Made the thirty-first day of July A. D. 1953 between Robert R. Sexton and Margaret J. Sexton, individually and as husband and wife, of the County of Douglas and State of Kansas hereinafter (whether one or more in number) called Mortgagors, and The Northwestern Mutual Life Insurance Company, a Wisconsin corporation, having its principal place of business at Milwaukee, Wisconsin, hereinafter called Mortgagee:

WITNESSETH, That Mortgagors, in consideration of the sum of

Ten thousand five hundred dollars -----

to them in hand paid by Mortgagee, the receipt whereof is hereby acknowledged, do by these presents mortgage and warrant unto Mortgagee the following described Real Estate in the

County of Douglas ----- and State of Kansas, to-wit:

The south ninety-two feet of lots fifteen and sixteen in block one, in Crafsen's Subdivision of block fifteen, in Babcock's Enlarged Addition to the City of Lawrence, in Douglas County, Kansas, according to the recorded plat thereof, subject to reservations, restrictions, covenants, and easements of record thereon.

Together with all buildings and improvements now on hereafter erected thereon and the rents, issues and profits thereof, and all screens, awnings, shades, storm sash and blinds, and heating, lighting, plumbing, gas, electric, ventilating, refrigerating and air-conditioning equipment used in connection therewith, all of which, for the purpose of this mortgage, shall be deemed fixtures and subject to the lien hereof, and the hereditaments and appurtenances pertaining to the property above described, all of which is referred to hereinafter as the "premises".

TO HAVE AND TO HOLD the same unto Mortgagee forever.

CONDITIONED, HOWEVER, That if Mortgagors shall pay or cause to be paid to Mortgagee, at its office in the City of Milwaukee, Wisconsin, the principal sum of

Ten thousand five hundred dollars -----
with interest at the rate of five per cent per annum until maturity, payable
in instalments of

Eighty-three and four one-hundredths dollars -----
on the fifteenth day of October, 1953, and of each month thereafter, and the
entire balance of principal and interest on September 15, 1968,

according to the terms of a promissory note of even date herewith executed by Mortgagors and payable to the order of Mortgagee, and shall likewise pay or cause to be paid such additional sums, with interest thereon, as may hereafter be loaned by Mortgagee to Mortgagors when evidenced by a promissory note or notes of Mortgagors, such additional note or notes to be identified by recital that it or they are secured by this mortgage, and such note or notes shall be included in the word "note" wherever it appears in the context of this mortgage, and shall also fully perform all the covenants, conditions and terms of this mortgage, then these presents shall be void, otherwise to remain in full force and effect.