

51461 BOOK 105

## MORTGAGE

THIS INDENTURE, Made this       day of       , 19       , by and between  
    J. L. SANDERS and LUCILLE SANDERS, His Wife  
 of       Douglas County, Kansas       , Mortgagor, and  
    BUSINESS MEN'S ASSURANCE COMPANY OF AMERICA  
 a corporation organized and existing under the laws of Missouri, Mortgagee:

WITNESSETH, That the Mortgagor, for and in consideration of the sum of FORTY-FIVE HUNDRED  
 AND NO/100       -Dollars (\$4,500.00       ), 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:

The Northeast Quarter (NE $\frac{1}{4}$ ) of Section Seven (7) and

Beginning at the Northeast corner of the Southeast Quarter of Section Seven  
 (7); thence South 80 rods; thence West 106  $\frac{2}{3}$  rods; thence North 80 rods;  
 thence East 106  $\frac{2}{3}$  rods to beginning,

all in Township Thirteen (13) South, Range Nineteen (19) East of the Sixth  
 Principal Meridian.

TO HAVE AND TO HOLD the premises described, together with all and singular the tene-  
 ments, 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 fix-  
 tures 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 improve-  
 ment 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 free-  
 hold 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 prem-  
 ises 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. ©