

Ref. No. 100
Fee Paid \$5.70

P. F. C. Loan Number

54526 BOOK 108

KANSAS MORTGAGE

This Mortgage, made the Eighth day of December, 1954.
Between

E. THAYER GASTON AND ARDIS M. GASTON, his wife

of the County of Douglas, State of Kansas, hereinafter called Mortgagor,
and THE PRUDENTIAL INSURANCE COMPANY OF AMERICA
a body corporate, existing under and by virtue of the laws of New Jersey, and having its chief office in the City of
Newark, State of Kansas, hereinafter called Mortgagee.

Witnesseth: That whereas Mortgagor is justly indebted to Mortgagee for money borrowed in the principal sum of

SIXTEEN THOUSAND AND NO/100 ----- DOLLARS,
to secure the payment of which Mortgagor has executed one promissory note, of even date herewith, payable to the order of
Mortgagee at its office aforesaid or at such other place as the holder thereof may designate in writing, said principal sum being
payable as set forth in said note with interest at the rate set forth therein, the balance of said principal sum with interest thereon
maturing and being due and payable on the fifteenth day of December, 1974, to which note
reference is hereby made.

Now, Therefore, This Indenture Witnesseth: That Mortgagor, in consideration of the premises, and for the purpose of
securing (1) payment of said indebtedness as in said note provided, (2) payment of all other moneys secured hereby and (3) the
performance of all the covenants, conditions, stipulations and agreements herein contained, does by these presents mortgage and
warrant unto Mortgagee, its successors and assigns forever, all the following described property, lands and premises, situated and
being in the County of ----- and State of Kansas, to wit:

Lots Three (3) and Twelve (12) in Country Club Terrace, an Addition
to the City of Lawrence, in Douglas County, Kansas.

together with the tenements, hereditaments and appurtenances thereunto belonging, and vacated public streets or property
reverting thereto; and all fixtures now or hereafter attached to or used or useful in connection with the premises described herein,
and in addition thereto the following appliances, furnishings and equipment, 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:

and all the rents, issues and profits thereof (all said property being herein referred to as "the premises").

As further security for payment of said indebtedness and performance of Mortgagor's obligations, covenants and agreements
herein contained, Mortgagor hereby transfers, sets over and assigns to Mortgagee:

a. All rents, profits, revenues, royalties, bonuses, rights and benefits under any and all oil, gas or mineral leases of the premises
or any part thereof, now existing or hereafter made, with the right to receive and receipt therefor, and apply the same to said
indebtedness after any default hereunder, and Mortgagee may demand, sue for and recover any such payments but shall not be
required so to do.