

P. I. C. Loan Number

KANSAS MORTGAGE

59132

Book 112

This Mortgage, made the thirteenth day of March, 1956,
Between

DAN G. GROEBE and ARTIE A. GROEBE, his wife (Dan G. Groebe also known as D.G. Groebe)

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 New Jersey, hereinafter called Mortgagee.

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

EIGHT THOUSAND FIVE HUNDRED 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 first day of November, 1975, to which note reference is hereby made.

Now, Therefore, This Indenture Witnesseth: That Mortgagor, in consideration of the promise, 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 Douglas and State of Kansas, to wit:

The Southeast Quarter (SE¹₄) of Section Eight (8),
Township Thirteen (13) South, Range Twenty (20) East
of the Sixth Principal Meridian in Douglas County,
Kansas, excepting a tract described as follows:
Commencing at the Southeast corner of the Southeast Quarter (SE¹₄)
of said Section Eight (8), thence North 48 rods, thence West 20
rods, thence South 48 rods, thence East 20 rods to the place of
beginning.

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.