

by and between Ellis R. Hayden and Mary L. Hayden, husband and wife

of Douglas County, Kansas, Mortgagor, and ANCHOR
organized and existing under the laws of Kansas, Mortgagee;

WITNESSETH, That the Mortgagor, for and in consideration of the sum of (\$13,000.00) - - - - -

the receipt of which is hereby acknowledged, does by these presents mortgage, censors and assigns, forever, all the following described real estate, situated in the State of Kansas, to-wit:

Beginning at a point 990.25 feet E
the Northwest corner of the Northeast Quarter of Sec
thence North parallel with the center line of Anders
parallel with center line of India Drive 162 feet; th
Anderson Road 240 feet to the center line of India Dr
of India Drive 162 feet to point of beginning, also
Acres, in Douglas County, Kansas.

TO HAVE and to hold the premises described, together with all and singular appurtenances thereunto belonging, and the rents, issues, and profits thereof; chattels, furnaces, mechanical stokers, oil burners, cabinets, sinks, furnaces, elevators, elevators, screens, screen doors, storm windows, storm doors, awnings and nature at present contained or hereafter placed in the building now and all structures, gas and oil tanks and equipment erected or placed in or upon in connection with the said real estate, or to any pipes or fixtures therein or part of the plumbing therein, or for any purpose appertaining to the present real estate, whether such apparatus, machinery, fixtures or chattels have or such attachment thereto, or not, all of which apparatus, machinery, chattels and to forming a part of the freehold and covered by this mortgage; and also Mortgage of, in and to the mortgaged premises unto the Mortgagee, forever

AND ALSO the Mortgagor covenants with the Mortgagee that at the premises above conveyed and seized of a good and indefensible estate of inheritance and that he will warrant and defend the title thereto forever against whomsoever.

PROVIDED ALWAYS and this instrument is executed and delivered to
 Thousand and No/100 (\$13,000.00) - - - - - DOLLARS
 advances as may become due to the mortgagee under the terms and conditions
 with, secured hereby, executed by mortgagor to the mortgagee, the terms of
 ence, payable as expressed in said note, and to secure the performance of
 said note.

IT IS the intention and agreement of the parties hereto that this mortgage shall not be a lien on the property mortgaged in satisfaction of any original indebtedness, any future advances made to said mortgagor, or any other indebtedness, and any and all indebtedness in addition to the amount above stated may owe to the mortgagee, however evidenced, whether by note, book account or otherwise, and the same shall be a lien on the property mortgaged in full force and effect between the parties hereto and their heirs, personal representatives and assigns, and shall be paid by the mortgagor, and all amounts secured hereunder, including future advances, are paid in full satisfaction of the indebtedness for any cause, the total debt on any such additional loans specified causes be considered matured and draw ten per cent interest and be foreclosed or otherwise.

That if any improvements, repairs, or alterations have been commenced months prior to the date hereof, the mortgagor will receive the proceeds of the payment of the costs of the improvements and that the same will be so any other purpose; that if work ceases on any proposed improvements, repairs, more, then said mortgagee may at its option, without notice, declare said in may take possession of said premises and let contract for or proceed with the alterations and pay the costs thereof out of the proceeds of money due said in of completing said improvements, repairs, or alterations exceed the balance such additional cost may be advanced by the mortgagee and shall bear interest and secured by this mortgage, provided, however, such additional cost shall be within ten days after completion of said improvements, repairs, or alteration depreciation, will keep said property and the improvements thereon at all to the refusal or neglect by said mortgagor to keep said property and the improvements to pay promptly all taxes, insurance premiums, assessments, abstract and principal, or interest on this or on any other encumbrance on said real property, conditions, stipulations, or covenants as herein provided, the mortgagee may have may make any reasonable expenditure or outlay necessary thereunder.

That if any part of said described property shall be condemned or taken in case the property shall be damaged either by public works or private acts, shall be paid to the mortgagee and applied upon the indebtedness due under

That the mortgagee shall have the right to file and to defend suits at the name of the mortgagee, for the recovery of damages, to uphold the mortgagee's rights hereunder, or in any action whatsoever in which the mortgagee elect to commence by reason of this instrument or indebtedness, including a mortgage, or shall have the right to employ counsel in an effort to prevent, to litigate, and all sums expended as costs in connection therewith or advancement upon demand or as may be expressly agreed upon by the mortgagee, and then current contract interest rate, be not paid by mortgagor; the mortgagee in all such sums, immediately due and collectible or, at the mortgagee's option, indebtedness secured by this mortgage, which shall be a lien to said described prior to any right, title, or interest attaching or accruing subsequently shall be paid under the provisions of the promissory note secured hereby and

Mortgagor also agrees to pay all costs, charges and expenses reasonably including abstract expenses, because of the failure of mortgagor to perform in this mortgage contained, and the same are hereby secured by this mortgage.