

Reg. No. 17,579
 Fee Paid \$173.25

79180 BOOK 130

KANSAS MORTGAGE

This Mortgage, made the 29th day of December, 1961,
 Between The Dillon Investment Co., Inc.

of the County of Reno, State of Kansas, hereinafter called Mortgagor,
 and CITY-WIDE MORTGAGE COMPANY,
 a body corporate, existing under and by virtue of the laws of Missouri, and having its chief office in the City of Kansas
 City, State of Missouri, hereinafter called Mortgagee.

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

SIXTY-NINE THOUSAND THREE HUNDRED THIRTY-FIVE 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 1st day of January, 1977, 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 Douglas and State of Kansas, to wit:

Lots Ninety-seven (97) and Ninety-nine (99) on New Hampshire Street,
 City of Lawrence, Douglas County, Kansas.

Subject to easements, restrictions, reservations, and covenants if any,
 now of record.

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.