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81212 BOOK 131

MORTGAGE

THIS INDENTURE, Made this Eighteenth day of July, 19 62, by and between
KENNETH E. FLANDERS and GOLDIE E. FLANDERS, Husband and Wife
of Douglas County, Kansas, Mortgagee, and
CITY BOND & MORTGAGE COMPANY
under the laws of The State of Missouri, a corporation organized and existing
Mortgagee:

WITNESSETH, That the Mortgagor, for and in consideration of the sum of FIFTEEN THOUSAND
AND NO/100 ----- Dollars (\$ 15,000.00), 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:

Lot Four (4), Block Four (4), in Northwood Addition, an Addition
to the City of Lawrence, Douglas County, Kansas.

The proceeds of the note secured hereby have been used to pay
the balance due on the purchase price of the above described
real property and this shall be construed as a first purchase
money mortgage.

Also all fixtures, personal property and equipment of every kind
and character now belonging to the first party and located in
and used in the operation of the building situated on said property
together with all replacements or renewals thereof including, but
without in any way limiting the foregoing general language, the
following articles: 28 INSERTS - 1 STORM DOOR

TO HAVE AND TO HOLD the premises described, together with all and singular the tenements, 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 fixtures 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 improvement 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 freehold 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 premises 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.

In Assignment of Mortgage also Book 131 Page 407