

82173 BOOK 132

KANSAS MORTGAGE

This Mortgage, made the 11th day of September, 1962,
Between MOORE CONSTRUCTION COMPANY, INC. a Corporation organized and existing
under the laws of the State of Kansas.

of the County of Douglas, 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

TEN THOUSAND EIGHT 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 11th day of June, 1963, 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:

Lot 1, in Block 1, in Fairview, an addition to the City of Lawrence, Douglas
County, Kansas, according to the recorded plat thereof.

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.