

Reg. No. 18,521
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Ks. Mig. Form No. 2 Rev. 3-15-55
 (Incl. Tax and Ins. Deposits)

KANSAS MORTGAGE

83779 BOOK 133

86158 BOOK 136

THIS MORTGAGE, Made this 1st day of April, in the year One
 Thousand Nine Hundred and Sixty-Three by and between
HARRY L. CHRISTIAN AND IDELLA CHRISTIAN, husband and wife
 of the County of Douglas, State of Kansas, parties of the first
 part, hereinafter referred to as "Mortgagor" whether one person or more, and CITY BOND AND
MORTGAGE COMPANY, a corporation of Kansas City, Missouri, party of the second part, herein-
 after referred to as "Mortgagee",

WITNESSETH THAT:

The Mortgagor for and in consideration of ONE HUNDRED TWENTY FIVE THOUSAND AND NO/100----

-----Dollars (\$125,000.00)
 to him in hand paid by the Mortgagee, the receipt whereof is hereby acknowledged, has granted, bar-
 gained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the Mortga-
 gee and to its successors and assigns forever all of the following described land and improvements
 thereon situated in the County of Douglas, State of Kansas, to-wit:

Lots 8 and 9, BLOCK 1, SOUTH HILLS, a subdivision in Lawrence, Douglas County, Kansas.

"If the Mortgagee shall become a party to any proceedings
 whatsoever by reason of its status as Mortgagee hereunder,
 the Mortgagor shall pay all expenses incurred in connection
 therewith, including attorneys' fees, and for the repayment
 of all such expenses with interest thereon from the date of
 payment at the rate of eight per cent per annum, these pre-
 sents shall be security in like manner and with like effect
 as for the payment of said note."

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereof, includ-
 ing all fixtures and articles of personal property now or at any time hereafter attached to or used in any
 way in connection with the use, operation and occupation of the above described real estate, and any
 and all buildings now or hereafter erected thereon. Such fixtures and articles of personal property in-
 cluding, but without being limited to, all screens, awnings, storm windows and doors, window shades,
 venetian blinds, inlaid floor coverings, shrubbery, plants, stoves, ranges, refrigerators, boilers, tanks,
 furnaces, radiators, gas and oil burners, stokers, automatic water heaters, elevators, and all heating,
 lighting, plumbing, gas, electric, ventilating, refrigerating, air-conditioning and incinerating equipment
 of whatsoever kind and nature, except household furniture not specifically enumerated herein, all of
 which fixtures and articles of personal property are hereby declared and shall be deemed to be fixtures
 and accessory to the freehold and a part of the realty as between the parties hereto, their heirs, exec-
 utors, administrators, successors and assigns, and all persons claiming by, through or under them and
 shall be deemed to be a portion of the security for the indebtedness herein mentioned and to be subject
 to the lien of this mortgage.

TO HAVE AND TO HOLD the same, with all and singular, the hereditaments and appurtenances
 thereto belonging unto the Mortgagee and to its successors and assigns forever, provided always, and
 this instrument is made, executed and delivered upon the following conditions, to-wit:

WHEREAS, The Mortgagor is justly indebted to the Mortgagee in the principal sum of ONE
HUNDRED TWENTY FIVE THOUSAND AND NO/100----- Dollars (\$125,000.00) and has agreed
 to pay the same with interest thereon according to the terms of a certain note or obligation in said prin-
 cipal amount, bearing even date herewith and made payable to the order of the Mortgagee and executed
 by the Mortgagor and providing for the payment thereof. in 240 successive monthly installments
 due and payable on the first day of each calendar month commencing on the first day of
 October, 1963, the first 239 of said installments being in the sum of NINE HUNDRED THIRTEEN
AND 75/100 DOLLARS (\$913.75) each and the last installment which shall be due on the first
 day of September, 1983, being in the full amount of the then remaining balance of principal
 and interest. Each installment shall be applied first to the payment of interest and
 then principal.