

87093 BOOK 136
MortgageTHIS MORTGAGE, made February 27, 1964, by and between
HOLIDAY HOUSE, INC.of Lawrence, State of Kansas, the "Mortgagor" (whether one or more), and
INVESTORS DIVERSIFIED SERVICES, INC., a corporation of the State of Minnesota, having its principal office and
post office address at Minneapolis, Minnesota, the "Mortgagee."WITNESSETH: The Mortgagor, for good and valuable consideration received, and also in consideration of the
principal sum named in the note hereinafter described, does hereby mortgage, convey and warrant unto the Mortgagee,
its successors and assigns, all of the following described lot or lots, tract or parcels of land, including therewith and as a
part thereof, the buildings and improvements and all the rights, water rights, privileges, hereditaments and appurtenances,
now or hereafter in anywise appertaining or belonging thereto, and any part of any street oralley adjacent, vacated or to be vacated, situated in the County of Douglas
State of Kansas, to-wit:Lot 2, Block 4; Lot 1, Block 5; and Lot 2, Block 5;
all in Southridge Addition No 3 to the City of Lawrence,
Douglas County, Kansas.the "premises" herein, TOGETHER WITH the rents, issues and profits of the premises, and all fixtures, furnishings and
equipment now, or hereafter during the term of this Mortgage, belonging or attached to any building on the land, or which
are installed or placed in or about any such building for use as a part thereof in conjunction with the use or occupancy of
the building, including under the foregoing (but not limited to, or by special or general reference limiting or excluding any
other fixtures, furnishings or equipment as aforesaid), the following: storm vestibules, doors and windows, window, door
and porch screening, awnings, shades and blinds; furnace, stoker, gas and oil and electric burners and heaters, grates, radia-
tors and registers, hot water heater and all heating equipment; motors, fans, incinerators, air conditioners and ventilators;
all lighting fixtures; linoleum; ice boxes, refrigeration units and equipment; kitchen cabinets and units; all utility unit-
sections.All such fixtures, furnishings and equipment are and shall be deemed to be a permanent accession to the land or buildings
thereon wherein placed or installed and a part of the premises, and real property as between the parties hereto and all
parties claiming by, through or under them.THIS MORTGAGE IS GIVEN to secure compliance with and the performance of the obligations and covenants
herein of the Mortgagor, and to secure the payment of a promissory note of even date herewith, the terms of which are
incorporated herein by reference, evidencing an indebtedness of the Mortgagor to the Mortgagee

in the principal sum of Two Hundred Forty-Five Thousand-----DOLLARS (\$ 245,000.00)

bearing interest from date at the rate of Six and one-quarter ----- per centum (6 1/4 %)
per annum on the unpaid balance, both interest and principal being payable monthly at the principal office of the Mortga-
gee, or at such other place as the holder of the note may designate in writing, by monthly installments in the

amount of One Thousand Seven Hundred Ninety and 77/100-----DOLLARS (\$ 1,790.77)

each, due and payable on the 1st day of each and every month, commencing December 1, 1964 ;

except that monthly installment payments shall not extend beyond November 1, 1984, on which date any
principal and interest remaining unpaid shall be due and paid in full.If the principal sum and interest are paid as in the note agreed and the covenants and agreements herein contained
are fully kept, performed and complied with, then this Mortgage shall be discharged, but if default occurs in the making
of any payment or as to any agreement, condition or covenant in the note or in this Mortgage required and agreed, the
unpaid principal sum, interest, and all other indebtedness, the payment of which is secured hereby, shall at the election of
the Mortgagee become immediately due and payable, without notice and proceedings may be instituted by the Mortgagee
for the recovery thereof by foreclosure of this Mortgage, or in any other manner permitted by law as the Mortgagee may
elect, anything in the note or in this Mortgage contained to the contrary thereto notwithstanding. The Mortgagor hereby
authorizes and empowers the Mortgagee to sell or cause to be sold the premises at public vendue and to convey the same
to the purchaser in fee simple, in accordance with the Statutes in such case made and provided, and out of the proceeds
of such sale to retain the moneys due under the terms of this mortgage, together with all legal costs and charges for such

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