

BOOK 145

7891

MORTGAGE

THIS INDENTURE, made this 20 day of February, 1967, by and between GEORGE R. KRISCHE and DONNA MAE KRISCHE, his wife; SYLVESTER A. MEIER and MARIE T. MEIER, his wife; PETER P. MEIER, a single man; and JOSEPH G. MEIER and ROSE M. MEIER, his wife, of the County of Douglas and State of Kansas, parties of the first part, and KANSAS DEVELOPMENT CREDIT CORPORATION, a Kansas corporation, party of the second part;

WITNESSETH:

That the said parties of the first part, in consideration of the sum of FIFTEEN THOUSAND AND NO/100 DOLLARS (\$15,000.00), paid to Craftman Shower Door Co., Inc., and Craftman Marble Manufacturing Co., Inc., do by these presents GRANT, BARGAIN, SELL AND CONVEY unto the said party of the second part, its successors and assigns, all of the following described real estate, situated in the County of Douglas, State of Kansas, to-wit:

Beginning at a point 480.8 feet North and 327 feet West of the Southeast corner of Section 6, in Township 13, South of Range 20, East of the Sixth Principal Meridian; thence West 325 feet; thence North parallel with the East line of said Section 6, 116.3 feet; thence East 325 feet; thence South 116.3 feet to the point of beginning.

Together with hereditaments and appurtenances thereof, and all the estate, right, title and interest of the said mortgagors in and to the said described premises or the streets and alleys adjoining or adjacent to the same. And it is mutually covenanted and agreed by and between the parties hereto that all shelving, counters, office, department and other partitions, all store fixtures, gas, air conditioning and electric fixtures, radiators, heaters, engines and machinery, boilers, ranges, elevators and motors, bathtubs, sinks, water closets, basins, pipes, faucets and other plumbing and heating fixtures, mirrors, mantels, refrigerating plant and iceboxes, cooking apparatus and appurtenances, and such other goods and chattels and personal property as are ever furnished by landlords in letting or operating a building, similar to the one herein described and referred to, which are or shall be attached to said building by nails, screws, bolts, pipe connections, masonry or in any other manner are and shall be deemed to be fixtures and an accession to the freehold and a part of the realty as between the parties hereto, their heirs, executors, administrators, successors, legal representatives 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 conveyed by this mortgage.

TO HAVE AND TO HOLD the same, with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining, and all rights of homestead exemption, unto the said party of the second part, and to its successors and assigns forever. And the said parties of the first part do hereby covenant and agree that at the delivery hereof they are the lawful owners of the premises above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all encumbrances, except mortgages of record, and that they will warrant and defend the same in the quiet and peaceable possession of said party of the second part, its successors and assigns, forever, against the lawful claims of all persons whomsoever.