

# Mortgage

BOOK 148

11515

Loan No. 2695

THE UNDERSIGNED,

Kathryn Hahn and W. Conrad Hahn, wife and husband

of Lawrence

County of Douglas

State of Kansas

hereinafter referred to as the Mortgagor, does hereby mortgage and warrant to

LAWRENCE SAVINGS ASSOCIATION

a corporation organized and existing under the laws of

THE STATE OF KANSAS

hereinafter referred to as the Mortgagee, the following real estate

in the County of Douglas in the State of Kansas, to-wit:  
Tract I. The small tract lying North of the Old Eudora Road in the West Half of the Southwest Quarter of Section Thirty-three (33), Township Twelve (12) South, Range Twenty (20) East of the Sixth Principal Meridian, and being that part of the West Half of said Southwest Quarter North of said road, containing 8 $\frac{1}{2}$  acres, more or less; and Tract II. Commencing at the Northeast corner of the Southeast Quarter of Section Thirty-two (32), Township Twelve (12), Range Twenty (20); thence South on Section Line 4 chains, 12 $\frac{1}{2}$  links; thence North 75 $\frac{1}{2}$ ° West 4 chains 77 links; thence North 2 chains 90 links; thence East 4 chains 60 links to the place of beginning, containing 1.61 acres, more or less; also  
The East 4 acres of Lot 1 in Section Thirty-two (32), Township Twelve (12), Range Twenty (20), (said Lot 1 being the East Fractional Half of the Northeast Fractional Quarter of said Section 32 lying South of the Kansas River); also  
All that portion of Lot 4 in Section Thirty-three (33), Township Twelve (12), Range Twenty (20), lying directly East of said Lot 1, in said Section Thirty-two (32) less that part of said Lot 4, deeded to William Schaake in Deed Book 68, Page 545, and being otherwise described as that part of the Southwest Fractional Quarter of the Northwest Quarter of Section Thirty-three (33), Township Twelve (12), Range Twenty (20), lying South of the Kansas River, less Tract above noted in Book 68, Page 545, and subject to Pipe Line Right of Way; all in Douglas County, Kansas.  
Also: The East Half of Lot Two (2), and the West Half of Lot One (1), in the Northeast Fractional Quarter of Section Thirty-two (32), Township Twelve (12) South, Range Twenty (20) East of the Sixth Principal Meridian, less the tract of land described in the Deed recorded in Book 150, page 137, in Douglas County, Kansas.

Together with all buildings, improvements, fixtures or appurtenances now or hereafter erected thereon or placed therein, including all apparatus, equipment, fixtures or articles, whether in single units or centrally controlled, used to supply heat, gas, air-conditioning, water, light, power, refrigeration, ventilation or other services, and any other thing now or hereafter therein or thereon, the furnishing of which by lessors to lessees is customary or appropriate, including screens, window shades, storm doors and windows, floor coverings, screen doors, in-a-door beds, awnings, stoves and water heaters (all of which are intended to be and are hereby declared to be a part of said real estate whether physically attached thereto or not); and also together with all easements and the rents, issues and profits of said premises which are hereby pledged, assigned, transferred and set over unto the Mortgagee, whether now due or hereafter to become due as provided herein. The Mortgagee is hereby subrogated to the rights of all mortgages, lienholders and owners paid off by the proceeds of the loan hereby secured.

TO HAVE AND TO HOLD the said property, with said buildings, improvements, fixtures, appurtenances, apparatus and equipment, unto said Mortgagee forever, for the uses herein set forth, free from all rights and benefits under the homestead, exemption and valuation laws of any State, which said rights and benefits said Mortgagor does hereby release and waive.

## TO SECURE

(1) the payment of a Note executed by the Mortgagor to the order of the Mortgagee bearing even date herewith in the principal sum of  
Twenty Thousand and no/100-----Dollars

(\$ 20,000.00 ), which Note, together with interest thereon as therein provided, is payable in ~~20~~ annual installments of  
Dollars

(\$ 3,500.00 ), commencing the first day of December, 1968,

which payments are to be applied, first, to interest, and the balance to principal, until said indebtedness is paid in full.

(2) any advances made by the Mortgagee to the Mortgagor, or his successor in title, for any purpose, at any time before the release and cancellation of this Mortgage, but at no time shall this Mortgage secure advances on account of said original Note together with such additional advances, in a sum in excess of Twenty Thousand and no/100-----Dollars (\$ 20,000.00 ), provided that, nothing herein contained shall be considered as limiting the amounts that shall be secured hereby when advanced to protect the security or in accordance with covenants contained in the Mortgage.

(3) the performance of all of the covenants and obligations of the Mortgagor to the Mortgagee, as contained herein and in said Note.  
The Mortgagors understand and agree that this is a purchase money mortgage.

The Partial Release of Mortgage See Book 153, page 53