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IN WITNESS WHEREOF, mortgagor has hereunto set his hand and seal the day and year first above written.

Ira J. Faust
Ira J. Faust

Dorothy J. Faust
Dorothy J. Faust

STATE OF KANSAS
COUNTY OF DOUGLAS

} SS

Before me, the undersigned, a Notary Public, in and for said County and State, on this 16th day of AUGUST 19 68 personally appeared

IRA J. FAUST and DOROTHY J. FAUST, husband and wife,
to me personally known and known to me to be the identical person ⁵ who executed the within and foregoing instrument and
acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes
therein set forth.



April 21, 1972

John Rosenbaum
John Rosenbaum, Notary Public

Recorded August 16, 1968 at 4:30 P.M.

Yanis Beem Register of Deeds

Reg. No. 3,201
Fee Paid \$53.75

MORTGAGE

11225 BOOK 151

DR 4084

THIS AGREEMENT, is made and entered into this 16th day of August, 1968, by and between JACK A. SPRECKER and PEARL SPRECKER, his wife

of Douglas County, State of Kansas, referred to hereinafter as Mortgagor, and American Savings Association of Topeka, a corporation, organized and existing under and by virtue of the laws of the State of Kansas, referred to hereinafter as Mortgagee:

WITNESSETH THAT:

The Mortgagor for and in consideration of the sum of TWENTY-ONE THOUSAND FIVE HUNDRED and NO/100--- Dollars (\$21,500.00), the receipt of which is hereby acknowledged, do by these presents, mortgage and warrant unto the mortgagee, its successors and assigns, the following described real estate located in the County of Douglas and State of Kansas, to-wit:

Lot 6, in Block 17, in Indian Hills No. 2, and a Replat of Block 4, Indian Hills, an Addition to the City of Lawrence, Douglas County, Kansas.

Together with all heating, lighting and plumbing equipment and fixtures, including stokers and burners, screens, awnings, storm windows and doors, window shades or blinds, used on or in connection with any improvements located upon the above described real estate, whether the same are now located on said real estate or hereafter placed thereon.

TO HAVE AND TO HOLD THE SAME, together with all and singular, the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining forever, and warrant the title to the same.

The mortgagor warrants that at the delivery of this mortgage, the mortgagor is the lawful owner of the entire interest in and to the above described premises and that the mortgagor is the owner of an indefeasible estate of inheritance therein, free and clear of any and all liens or encumbrances except those of record.

The mortgagor further warrants and agrees to defend the title thereto against the claims and demands of all persons.

It is agreed that this mortgage is given to secure the payment of TWENTY-ONE THOUSAND FIVE HUNDRED and NO/100--- Dollars (\$21,500.00),

with interest thereon at the rate of SEVEN & three/fourths cent per annum (7 3/4%), together with such charges and advances as may be due and payable to said mortgagee under the terms and conditions of a certain promissory note of even date herewith and secured hereby, executed by said Mortgagor to said Mortgagee payable as expressed in said note, and to secure the performance of all the terms and conditions contained therein. The terms of said note are hereby incorporated in this mortgage by reference. It is the intention and agreement of the parties hereto that this mortgage shall also secure any future advances made to said mortgagor by said mortgagee and any and all indebtedness in addition to the amount above stated which shall remain in full force and effect between the parties hereto and their heirs, personal representatives, successors and assigns until all amounts secured hereunder including future advances are paid in full with interest thereon.