

Zimmerman Builders, Inc., a Kansas Corporation 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

16154

Mortgage

THE UNDERSIGNED.

2882

, to-wit:

Loan No.

BOOK 152

in the County of Douglas in the State of Kansas

Lot Five (5), in Block Three (3), in Prairie Meadows No. 1,

an Addition to the City of Lawrence, as shown by the recorded

plat thereof.

The Mortgagors understand and agree that this is a purchase money mortgage.

Together with all buildings, improvements, fixtures or approximances 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, airconditioning, 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-adoor 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 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 screet is hereby subrogated to the rights of all unregagees, 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-Two Thousand and no/100-----

as follows:

---- Dollars

(* 22 000 00), which Note, together with interest thereon as therein provided, is payable to construct the maximum of the last day of each month thereafter until said indebtedness has been paid in full. All amounts due yound the hereto, there under shall be due and payable not later than January 31, 1970 after date hereto, the there are to be applied, first, to interest and the balance to principal, which payments are to be applied, first, to interest and the balance to principal, the payment as a backgraded to be applied and which be and the balance to principal, the balance to principal to the balance to principal

(3) the performance of all of the covenants and obligations of the Mortgasor to the Mortgasor as contained hereis and in said Note. Upon transfer of title to said land by any means the entire balance remaining due hereunder, may at the option of the Association or the holder, be declared due and payable at once. The MORTE AGOR COVENANTS;