228 Reg. No. 4,581
Fee Paid $42.50

Mortgage

BOOK 156

Loan No. DC-3018

THE UNDERSIGNED,

Anthonie Vangemeren and Patricia Vangemeren, husband and wife

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:

Beginning at a point 16 chains North of the Southwest corner of the Southeast Quarter of Section Five (5), Township Thirteen (13) South, Range Twenty (20), East of the Sixth (6th) Principal Meridian, on the West line of said Southeast Quarter, thence East 362 feet, thence South parallel to the West line of said Southeast Quarter, 220 feet, thence West 362 feet to the West line of said Southeast Quarter, thence North along said West line of said Southeast Quarter to the point of beginning, containing 1.83 acres more or less, in Douglas County, Kansas. ALSO

Beginning at a point 16 chains North of the Southwest corner of the Southeast Quarter of Section Five (5), Township Thirteen (13) South, Range Twenty (20), East of the Sixth (6th) Principal Meridian, on the West line of said Southeast Quarter, thence East 362 feet, thence North to wire fence, thence Westerly following the line of said wire fence to the West line of said Southeast Quarter, thence South to the point of beginning.

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

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 mortgagees, 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

Seventeen Thousand and no/100-- Dollars

($ 17,000.00), which Note, together with interest thereon as therein provided, is payable in monthly installments of

One Hundred Sixty-nine and 91/100-- Dollars

($ 169.91), commencing the first day of May , 19 70,

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 Seventeen Thousand and no/100--------- Dollars ($ 17,000.00), 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.

Upon transfer of title of the real estate mortgaged to secure this note the entire balance remaining due hereunder may, at the option of the mortgage, be declared due and payable at once.

THE MORTGAGOR COVENANTS:

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