

THIS INDENTURE, Made this 30th day of March, 1970
 between Ronald J. Sprecker, 2651 Arkansas, Lawrence, Kansas,
 of Douglas County, in the State of Kansas, as mortgagor,
 and University State Bank, 955 Iowa Street, Lawrence, Kansas,
 of Douglas County, in the State of Kansas, as mortgagee,

WITNESSETH, That in consideration of the sum of
 Fourteen Thousand and NO/ DOLLARS,
 the receipt of which is hereby acknowledged, said mortgagor doS hereby mortgage and warrant unto said mortgagee
 his heirs, successors and assigns, all of the following described Real Estate situated in Douglas
 County, and State of Kansas to wit:

Lot Fifty-nine (59), in Country Club North,
 an Addition to the City of Lawrence, as
 shown by the recorded plat thereof, in
 Douglas County, Kansas.

Said mortgagor doS hereby covenant and agree that at the delivery of this instrument he is
 the lawful owner of the premises above granted, and seized of a good and indefeasible estate of inheritance therein, free
 and clear of all incumbrances except --None--

and that he will warrant and defend the same against all claims whatsoever.
 TO HAVE AND TO HOLD THE SAME, Together with all and singular the tenements, hereditaments and appurtenances
 thereunto belonging or in anywise appertaining, forever.

Said mortgagor hereby agree S to pay all taxes and assessments levied on said premises before any penalties or costs
 shall accrue on account thereof, and to keep said premises insured in favor of mortgagee in the sum of at least
 Fourteen Thousand and no/100 DOLLARS
 in an insurance company satisfactory to mortgagee.

This mortgage is executed to secure payment of the sum of \$ 14,000.00 Dollars
 advanced by mortgagee to mortgagor, with interest, and such charges as may become due to mortgagee under the
 terms of the note hereby secured, which note is hereby made a part hereof, and which is to be paid by mortgagor to
 mortgagee with interest at 8% per annum as follows:

One payment in the amount of \$14,000.00
 plus interest due September 26, 1970.

It is the intention and agreement of the parties that this mortgage also secures any future advancements made to
 mortgagors, or either by any of them, by mortgagee and all indebtedness in addition to the above amount which mortgagors,
 or either or any of them, may owe to mortgagee, however evidenced, whether by note, book account or otherwise. This mort-
 gage shall remain in full force and effect until all amounts due hereunder, including future advancements, are paid in full, with
 interest. Upon the maturing of the indebtedness for any cause, the total debt on such additional loans, if any, with interest, shall
 at the same time and for the same specified causes be considered matured, and shall be collectible out of the proceeds of sale
 through foreclosure or otherwise.

Mortgagor shall pay all costs, charges and expenses reasonably incurred or paid at any time by mortgagee, includ-
 ing abstract or title insurance expenses, because of the failure of mortgagor to comply with the provisions of said note
 and this mortgage, and the same are hereby secured by this mortgage.

The failure of mortgagee to assert any of its rights hereunder at any time shall not be construed as a waiver of its
 right to assert the same at a later date, and to enforce strict compliance with all of the terms and provisions of said note and
 of this mortgage.

If said mortgagor shall pay or cause to be paid to said mortgagee his heirs, successors or assigns,
 said sum of money hereby secured, together with the interest thereon, and all future advancements with interest thereon,
 according to the terms and tenor of the same, then these presents shall be wholly discharged and void, and otherwise shall
 remain in full force and effect. But if said sum or sums of money, or any part thereof, or any interest thereon, is not paid when
 the same is due, or if the taxes and assessments of every nature which are or may be assessed, levied against said premises,
 or any part thereof, are not paid when the same are by law made due and payable, or if insurance premiums are not paid when
 due, then the whole of said sum or sums, and interest thereon, shall become due and payable at the option of the holder hereof, and
 said mortgagee shall be entitled to the possession of said premises.

This mortgage shall extend to and be binding upon the heirs, executors, administrators, successors and assigns of the
 respective parties.

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

Ronald J. Sprecker
 Ronald J. Sprecker

Mortgagor

Elva M. Sprecker Mortgagor

STATE OF KANSAS, Douglas COUNTY, ss.
 BE IT REMEMBERED, That on this 30th day of March, 1970 before me,
 the undersigned, a Notary Public in and for the County and State aforesaid, came
 Ronald J. Sprecker and Elva M. Sprecker
 who are personally known to me to be the same person S who executed the within instrument of
 writing, and such person have duly acknowledged the execution of the same.
 IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, the day and
 year last above written.
 March 12, 1973
 Cecilia K. Adam
 Cecilia K. Adam Notary Public.

Recorded March 31, 1970 at 10:35 A.M.

RECEIPT

February 19, 1971

\$14,000.00
 RECEIVED of RONALD J. SPRECKER the within named mortgagor, the sum of Fourteen Thousand and
 and No/100 DOLLARS, in full satisfaction of the within mortgage.

(Corp. Seal)

UNIVERSITY STATE BANK
 By: E. L. Ragland, President

This release
 as written
 the original
 mortgage

entered
 the 26th day
 of February
 1971
 James Beem
 Reg. of Deeds

Deputy