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Reg. No. 4,597 Fee Paid \$150.00

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Mortgage

Loan No. 20667 THE UNDERSIGNED,

Zimmerman Builders, Inc., a Kansas Corporation

SSmn Michattree, Agent

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BOOK 156

-, County of , State of Kansas Douglas Lawrence

hereinatter 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"

> Lots 21 to 25, inclusive, Block 4 and Lots 13 to 17, inclusive, Block 5, CHAPARRAL, an addition to the City of Lawrence, Douglas County, Kansas.

The Mortgagors understand and agree that this is a purchase money mortgage. The fold togager's differentiation of other started and agrees that this is a purchase friends introduced therein, including all apparatus, equipment, fixtures or articles, whether in single units or returning out or thereafter created therein, including all apparatus, equipment, fixtures or articles, whether in single units or returning now or hereafter therein or therean, the furnishing of which by lessors to besees is customary or appropriate, including screens, whates store doors and windows, floor coverings, screen doors, leadoor beds, awnings, stores and water heaters (all of which are intended to be and are hereby declared to be a part of sold real existe whether physically attached thereto a root); and also together with all essenants and the rents, issues and profits of sold premises which are hereby pledged, assigned, transferred and set over units the Mortgagee, whether now the or hereafter to become due as provided hereirs. The Mortgagees is thereby subrogated to the rights of all mortgagees, liepholders and owners paid off by the proceeds of the loan hereby secured.

TO BAVE AND TO HOLD the said property, with said buildings, improvements, instarces, appartmances, apparatus and equipment, unto said Mortgagee forever, for the uses herein set forth, free from all rights and benefits under the fromestead, excaption and valuation laws of any State, which said rights and benefits said Mortgagor does hereby release and waive. 10 \$

(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

Sixty Thousand and no/100--* Dellar (\$ 60,000.00), which Note, together with interest thereas as therein provided is parable stored by isothermoser, 1970, the last day of June, 1970, the last day of Spfernber, 1970, the last day of December, 1970 and the last day of March, 1971 until said indebted pess has been paid in full. All amounts due hereunder shall be due and payable not later Robox. ¥4

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

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(3) the performance of all of the covenants and obligations of the Mortgager, to the Mortgager, as contained herein 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 MORTGAGOR COVENANTS:

Ranst South

A (1) To puy suit indebitedness and the interest thereon as herein and in said note provided, or according to any agreement extens in the of payment thereof. (2) To pay where due and before any penalty attaches thereto all taxes, special taxes, special ascessmic where charges, and sever service charges against and property forchding those berefored one), and to furnish Mottagee, and such other harges and the charge and sever service charges against and property forchding those berefored one), and to furnish Mottagee, appendent where charges, and sever service charges against and property forchding those berefored one), and to furnish Mottagee, appendent as the Mottagae may require to be insured against and to provide public liability insurance and such other maximace as the Mottage is the Mottagae may require to be insured against and to provide public liability insurance and such other maximace as the Mottage is the Mottagae may require to the insured market or brokers and in Such form as shall be satisfactory to the Mottagee, and in such form as shall be satisfactory to the Mottagee may have there on the Mottage may grantee in a Master's or Commissioner's deed and in case of low and entities and inclusioner's deed and in case of low and entities and in the satisfactory to the Mottagee. Such insure anthorized to adjust, collect and compromise, in its discretion, all claims thereunder and to exercite and deliver on behalf of the Mottage anthorized to adjust, collect and compromise, in its discretion, all claims thereunder and to exercite and deliver on behalf of the Mottage anthorized to adjust, collect and compromises, incleases and acquitances required to the signed by the Insurance companies, and hereby secured in its discretion, but monthly payments shall continue unit sati and the property or upon the indebited as authorized to adjust, collect and compromises in a leaves and requitances scattered as easy and in full; (4) Immediately a detunction or daninge, to commence and prompily complete the relutiding