

Attest: Steve Mathews, Ast. Cashier

Lawrence National Bank & Trust Co.

Howard Wiseman, V. P. Mortgagee. Owner.

(Corp. Seal)

298

STATE OF Kansas } ss.
DOUGLAS COUNTY, }

BE IT REMEMBERED, That on this 24th day of July, A. D. 1970
before me, a notary public in the aforesaid County and State,
came Ruth L. Thompson, A single person

to me personally known to be the same person who executed the foregoing instrument and duly
acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name, and affixed my official seal on the day and
year last above written.

My Commission Expires October 31 19 73

Fern Sorensen
Notary Public

James Beem Register of Deeds

Recorded July 27, 1970 at 11:00 A.M.

Reg. No. 4,863
Fee Paid \$65.75

MORTGAGE—Savings and Loan Form

BOOK 157

21854

MORTGAGE

This Indenture,

Made this 27th day of

LOAN NO. 470717

July A. D., 1970

by and between Robert W. Payne and Erma Payne, Husband and Wife

of Douglas County, Kansas, Mortgagor, and ANCHOR SAVINGS ASSOCIATION, a corporation
organized and existing under the laws of Kansas, Mortgagee;

WITNESSETH, That the Mortgagor, for and in consideration of the sum of Twenty Six Thousand Three
Hundred And NO/100 DOLLARS,
the receipt of which is hereby acknowledged, does by these presents mortgage and warrant unto the Mortgagee, its suc-
cessors and assigns, forever, all the following described real estate, situated in the County of Douglas,
State of Kansas, to-wit:

Lot Twenty-seven (27) in HOLIDAY HILLS No. 8, an Addition to
the City of Lawrence, as shown by the recorded plat thereof.

It is agreed and understood that this is a Purchase Money Mortgage.
Wall to wall carpet included in Mortgage.

TO HAVE and to hold the premises described, together with all and singular the tenements, hereditaments and ap-
purtenances thereunto belonging, and the rents, issues, and profits thereof; and also all apparatus, machinery, fixtures,
chattels, furnaces, mechanical stokers, oil burners, cabinets, sinks, furnaces, heaters, ranges, mantels, light fixtures, refrig-
erators, elevators, screens, screen doors, storm windows, storm doors, awnings, blinds and all other fixtures of whatever
kind and nature at present contained or hereafter placed in the building now or hereafter standing on the said real estate,
and all structures, gas and oil tanks and equipment erected or placed in or upon the said real estate or attached to or used
in connection with the said real estate, or to any pipes or fixtures therein for the purpose of heating, lighting, or as a
part of the plumbing therein, or for any purpose appertaining to the present or future use or improvement of the said
real estate, whether such apparatus, machinery, fixtures or chattels have or would become part of the said real estate by
such attachment thereto, or not, all of which apparatus, machinery, chattels and fixtures shall be considered as annexed
to and forming a part of the freehold and covered by this mortgage; and also all the estate, right, title and interest of the
Mortgagor of, in and to the mortgaged premises unto the Mortgagee, forever.

AND ALSO the Mortgagor covenants with the Mortgagee that at the delivery hereof he is the lawful owner of the
premises above conveyed and seized of a good and indefeasible estate of inheritance therein, free and clear of all encum-
brances and that he will warrant and defend the title thereto forever against the claims and demands of all persons
whomsoever.

PROVIDED ALWAYS and this instrument is executed and delivered to secure the payment of the sum of Twenty
Six Thousand Three Hundred And NO/100 DOLLARS, with interest thereon and such charges and
advances as may become due to the mortgagee under the terms and conditions of the promissory note of even date here-
with, secured hereby, executed by mortgagor to the mortgagee, the terms of which are incorporated herein by this refer-
ence, payable as expressed in said note, and to secure the performance of all of the terms and conditions contained in
said note.

IT IS the intention and agreement of the parties hereto that this mortgage shall also secure in addition to the
original indebtedness, any future advances made to said mortgagor, or any of them or their successors in title, by the
mortgagee, and any and all indebtedness in addition to the amount above stated which the said mortgagor, or any of them
may owe to the mortgagee, however evidenced, whether by note, book account or otherwise. This mortgage 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; and upon the maturing of the
present indebtedness for any cause, the total debt on any such additional loans shall at the same time and for the same
specified causes be considered matured and draw ten per cent interest and be collectible out of the proceeds of sale through
foreclosure or otherwise.

That if any improvements, repairs or alterations have been commenced and have not been completed more than four
months prior to the date hereof, the mortgagor will receive the proceeds of this loan as a trust fund to be applied first to
the payment of the costs of the improvements and that the same will be so applied before using any part of the total for
any other purpose; that if work ceases on any proposed improvements, repairs, or alterations for a period of ten days or
more, then said mortgagee may at its option, without notice, declare said indebtedness due and payable or said mortgagee
may take possession of said premises and let contract for or proceed with the completion of said improvement, repairs, or
alterations and pay the costs thereof out of the proceeds of money due said mortgagor upon said loan and should the cost
of completing said improvements, repairs, or alterations exceed the balance due said mortgagor by said mortgagee then
such additional cost may be advanced by the mortgagee and shall bear interest at the same rate as principal indebtedness
and secured by this mortgage, provided, however, such additional cost shall be repaid by said mortgagor to said mortgagee
within ten days after completion of said improvements, repairs, or alterations; that said mortgagor, regardless of natural
depreciation, will keep said property and the improvements thereon at all times in good condition and repair; and upon
the refusal or neglect by said mortgagor to keep said property and the improvements thereon at all times in good repair,
to pay promptly all taxes, insurance premiums, assessments, abstract and recording fees, levies, liabilities, obligations,
principal, or interest on this or on any other encumbrance on said real property or to perform any other agreements, con-
ditions, stipulations, or covenants as herein provided, the mortgagee may have such things done at mortgagor's cost and
may make any reasonable expenditure or outlay necessary thereunder.