

BOOK 158

22677

MORTGAGE

THIS INDENTURE is made this 1st day of October, 1970, by and between CARROLL D. WINGERT and DARLENE J. WINGERT, husband and wife, of Douglas County, Kansas, parties of the First Part, and CARL F. MILLER and ELIZABETH G. MILLER, husband and wife, of Douglas County, Kansas, parties of the Second Part.

WITNESSETH That the First Parties in consideration of the sum of NINETEEN THOUSAND DOLLARS (\$19,000.00) to them duly paid, the receipt of which is hereby acknowledged, have sold and by these presents do grant, bargain, sell, and mortgage to the Second Parties, their heirs and assigns forever, all that tract or parcel of land situated in the County of Douglas and the State of Kansas, described as follows, to-wit:

Beginning at a point on the North line of the Southwest Quarter of Section 34, Township 13, Range 18, Douglas County, Kansas, 600 feet East of the Northwest Corner of said Southwest Quarter; thence East along said North line 765 feet; thence South parallel to the West line of said Southwest Quarter 300 feet; thence West parallel to the North line of said Southwest Quarter 756 feet; thence North 300 feet to the point of beginning, containing 5.21 acres together with a right of way over the North 20 feet of the contiguous tract 383.5 feet East more or less to the intersection with the county road, subject to a right of way reserved by a previous grantor over and across the North 20 feet of said tract for all purposes and at all times in connection with the use and occupation of other land contiguous thereto and owned by said previous grantor, all in Douglas County, Kansas,

together with all the appurtenances and all the estate, title, and interest of the First Parties including, but not limited to, 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