

23149

KANSAS MORTGAGE

BOOK 158

THIS MORTGAGE Made the 12th day of November , in the year One Thousand
Nine Hundred and Seventy by and between

CROSSGATES, INC., a Kansas corporation,
of the County of Douglas, State of Kansas, party of the first part, hereinafter re-
ferred to as "Mortgagor" whether one person or more, and CITY BOND AND MORTGAGE COMPANY,
a corporation of Kansas City, Missouri, party of the second part, hereinafter referred
to as "Mortgagee",

WITNESSETH THAT:

The Mortgagor for and in consideration of ONE MILLION SIXTY THOUSAND AND NO/100
DOLLARS (\$1,060,000.00) to him in hand paid by the Mortgagee, the receipt whereof is here-
by acknowledged, has granted, bargained, sold and conveyed and by these presents does
grant, bargain, sell and convey unto the Mortgagee and to its successors and assigns
forever all of the following described land and improvements thereon situated in the
County of DOUGLAS, State of Kansas, to-wit:

TRACT 1:

The North 177.94 feet of the West 464.48 feet of Lot 6, in
CROSSGATES NO.2, an addition to the City of Lawrence:

TRACT 2:

of Amended Plat of
Lots 5, 6, 7 and 8, ~~the~~ FIRST PRESBYTERIAN CHURCH ADDITION NO.2
and Replat of Lot 1, Block 1, THE FIRST PRESBYTERIAN CHURCH, an
addition to the City of Lawrence;
All in Douglas County, Kansas.

TOGETHER with all and singular the tenements, hereditaments and appurtenances
thereof, including all fixtures and articles of personal property now or at any time
hereafter attached to or used in any way in connection with the use, operation and
occupation of the above described real estate, and any and all buildings now or here-
after erected thereon. Such fixtures and articles of personal property including,
but without being limited to, all screens, awnings, storm windows and doors, window
shades, venetian blinds, inlaid floor coverings, shrubbery, plants, stoves, ranges,
refrigerators, boilers, tanks, furnaces, radiators, gas and oil burners, stokers,
automatic water heaters, elevators, and all heating, lighting, plumbing, gas, electric,
ventilating, refrigerating, air-conditioning and incinerating equipment of whatsoever
kind and nature, except household furniture not specifically enumerated herein, all of
which fixtures and articles of personal property are hereby declared and shall be deemed
to be fixtures and accessory to the freehold and a part of the realty as between the
parties hereto, their heirs, executors, administrators, successors and assigns, and all
persons claiming by, through or under them and shall be deemed to be a portion of the
security for the indebtedness herein mentioned and to be subject to the lien of this
mortgage and together with the above described real estate shall hereinafter sometimes
be called "premises".

TO HAVE AND TO HOLD, the same, with all and singular, the hereditaments and
appurtenances thereto belonging unto the Mortgagee and to its successors and assigns
forever, provided always, and this instrument is made, executed and delivered upon the
following conditions, to-wit:

WHEREAS, The Mortgagor is justly indebted to the Mortgagee in the principal sum of
ONE MILLION SIXTY THOUSAND AND NO/100 DOLLARS (\$1,060,000.00) and has covenanted and
agreed to pay the same with interest thereon according to the terms of a certain note or
obligation in said principal amount, bearing even date herewith and made payable to the
order of the Mortgagee and executed by the Mortgagor and providing for the payment
thereof and the additional payments provided for therein, in accordance with the terms
of a note of even date herewith, a true copy of which is attached hereto and made a part
hereof and marked "EXHIBIT A".