

23482

MORTGAGE

BOOK 158

THIS INDENTURE, Made this 1st day of January, 1970,  
between Ron J. Sprecker and Elva M. Sprecker of Douglas County,  
in the State of Kansas, as mortgagors, and Clinton Developers,  
Inc., a Kansas Corporation, of Douglas County, in the State of  
Kansas, as mortgagee.

WITNESSETH, That in consideration of the sum of  
Eight Thousand Seven Hundred Fifty Dollars (\$8,750.00), the  
receipt of which is hereby acknowledged, said mortgagors do  
hereby mortgage and warrant unto said mortgagee, its heirs  
and assigns, all of the following described real estate situ-  
ated in Douglas County, and State of Kansas, to-wit:

Lots Four (4), Five (5), Seven (7), Ten (10),  
Eleven (11), Twelve (12), Thirteen (13),  
Fourteen (14), Fifteen (15), Sixteen (16)  
and Seventeen (17) in Block One (1), and  
Lots One (1) through Eleven (11) in Block  
Three (3), in the Resurvey and Replat of  
Parkmar Estates in Douglas County, Kansas.

Said mortgagors do hereby covenant and agree that  
at the delivery of this instrument, they are the lawful owners  
of the premises above granted, and seized of a good and indefea-  
sible estate of inheritance therein, free and clear of all encum-  
brances except none and that they 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 there-  
unto belonging or in anywise appertaining, forever.

Said mortgagors hereby agree to pay all taxes and  
assessments levied on said premises before any penalties or  
costs shall accrue on account thereof.

This mortgage is executed to secure payment of the  
sum of Eight Thousand Seven Hundred Fifty Dollars (\$8,750.00)  
advanced by mortgagee to mortgagors, 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 mortgagors to mortgagee with interest  
at five percent (5%) per annum as follows:

*For Partial Release of Mortgage See Book 161 Page 423  
For Release of Mortgage See Book 160 Page 77*