

THE UNDERSIGNED,

Kenneth M. Highfill and Kathryn A. Highfill, husband and wife

of Lawrence

County of Douglas

State of Kansas

hereinafter referred to as the Mortgagor, does hereby mortgage and warrant to

THE 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

to-wit:

Part of Lots One (1), Two (2) and Nineteen (19) in Block Five (5), in Park Hill Addition, an Addition to the City of Lawrence, all more particularly described as follows: The West 20 feet of Lot 1, and the West 20 feet of the North Half of Lot 2, and all of Lot 19 except the following tract: Commencing at a point on the Northwestern corner of Lot 19; thence Northeasterly 7.09 feet along the front or Northern boundary line of Lot 19; thence in a Southerly direction along a radial line 125.73 feet to a pin located on the rear or Southern boundary line of Lot 19, which is 5.50 feet Northeasterly of the Southwestern corner of Lot 19; thence Southwesterly along the rear or Southern boundary line of Lot 19, 5.50 feet to the Southwestern corner of Lot 19; thence in a Northerly direction along the Western boundary line of Lot 19, 126.16 feet to the place of beginning.

The Mortgagors understand and agree that this is a purchase money mortgage.

Together with 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, airconditioning, 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 premises which are hereby pledged, assigned, transferred and set over unto the Mortgagee, whether now due or hereafter to become due as provided herein. The Mortgagee is hereby subrogated to the rights of all mortgagees, lienholders and owners paid off by the proceeds of the loan hereby secured.

TO HAVE AND TO HOLD the said property, with said buildings, improvements, fixtures, appurtenances, apparatus and equipment, unto said Mortgagee forever, for the uses herein set forth, free from all rights and benefits under the homestead, exemption and valuation laws of any State, which said rights and benefits said Mortgagor does hereby release and waive.

TO SECURE

(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

Fourteen Thousand Seven Hundred and no/100-----Dollars

(\$ 14,700.00

), which Note, together with interest thereon as therein provided, is payable in monthly installments of

One Hundred Eight and 64/100-----Dollars

(\$ 108.64

), commencing the

first

day of

July

, 1971

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

(2) any advances made by the Mortgagee to the Mortgagor, or his successor in title, for any purpose, at any time before the release and cancellation of this Mortgage, but at no time shall this Mortgage secure advances on account of said original Note together with such additional

advances, in a sum in excess of Fourteen Thousand Seven Hundred and no/100-----Dollars (\$ 14,700.00), provided that, nothing herein contained shall be considered as limiting the amounts that shall be secured hereby when advanced to protect the security or in accordance with covenants contained in the Mortgage.

(3) the performance of all of the covenants and obligations of the Mortgagor to the Mortgagee, as contained herein and in said Note. Upon transfer of title of the real estate mortgaged to secure this note the entire balance remaining due hereunder may, at the option of the mortgagee, be declared due and payable at once.

THE MORTGAGOR COVENANTS: