

PROVIDED ALWAYS, that if the Mortgagor shall well and truly perform all the terms, conditions, and covenants of this Mortgage and of the Note secured hereby, then this Mortgage and the Note secured hereby shall cease, and become void and of no effect.

Notice of the exercise of any option granted herein to the Mortgagee is not required to be given. The covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective successors and assigns of the parties hereto. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, The said Mortgagor has caused these presents to be signed by its President and its corporate seal hereunto affixed, attested by its Secretary this day and year first above written.



PINE TREE TOWNHOUSES COOPERATIVE, INC.

By /s/ John T. Johnson
John T. Johnson, Vice President

/s/ E. Mall
E. Mall, Assistant Secretary

STATE OF KANSAS,

COUNTY OF DOUGLAS

Be it remembered, that on this 22nd day of June, A.D. 1971, before me John T. Johnson, Vice President of Pine Tree Townhouses Cooperative, Inc., a Kansas corporation, who is personally known to me and known to me to be the Vice President of said corporation, and the same person who executed the foregoing instrument, and he duly acknowledged the execution of the same for and on behalf of and as the act and deed of said corporation. In witness whereof, I have hereunto set my hand and affixed my official seal the day and year above written.



(Notarial Seal)

/s/ Daryl G. Beene
Daryl G. Beene

Daryl G. Beene
Notary Public

My Commission Expires: January 8, 1974.

STATE OF KANSAS	Mortgage	PINE TREE TOWNHOUSES COOPERATIVE, INC.	TO	CAPITOL FEDERAL SAVINGS AND LOAN ASSOCIATION	County, ss: <u>19</u> m.
Loan No.					State of Kansas, Filed for Record this <u>22</u> day of <u>June</u> at <u>10</u> o'clock and duly recorded in Book <u>195</u> of the records of <u>Douglas</u> County, Kansas.
					Register of Deeds.

EXHIBIT "A"

LEGAL DESCRIPTION

PINE TREE TOWNHOUSES COOPERATIVE, INC.
SECTION TWO
FHA PROJECT NO. 102-44021-MAN
LAWRENCE, KANSAS

Beginning at a point 662.82 feet South of and N. 89° 47' E., 415.0 feet East of the Northwest corner of the Southwest Quarter of Section 5, Township 13 South, Range 20 East; thence N. 89° 47' E., 242.16 feet; thence S. 0° 02' E., 663.06 feet; thence S. 89° 48' W., 402.34 feet; thence North 195.0 feet; thence N. 27° 59' E., 190.4 feet; thence N. 12° 55' E. 309.0 feet to the point of beginning; said tract lying within and being a part of Lot 2 in Pine Tree Addition, an Addition in the City of Lawrence, as shown by the recorded plat thereof, in Douglas County, Kansas, contains 221,625.3 square feet equaling 5.09 acres more or less.