

EHA Form No. 2120 b
(For use under Section 203)
(Revised 5-15-46)

MORTGAGE

THIS INDENTURE, Made this 20th day of August, 1947, by and between
Lawrence R. Wagner and Martha Lou Wagner, his wife
of Lawrence, Kansas, Mortgagee, and

CAPITOL FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing
under the laws of the United States, Mortgagee:

WITNESSETH, That the Mortgagor, for and in consideration of the sum of - - - - - Eighty-five
Hundred and no/100 - - - - - Dollars (\$ 8500.00), the receipt of which
is hereby acknowledged, does by these presents mortgage and warrant unto the Mortgagee, its successors
and assigns, forever, the following-described real estate, situated in the County of Douglas,
State of Kansas, to wit:

Part of "Reserve" in Lane's First Addition to the City of Lawrence, Douglas County, Kansas, described as follows: Beginning at a point on the South line of the Block bounded on the West by Illinois Street, on the South by Eighth Street and on the East by Mississippi Street, said point being on the North line of Eighth Street 89 feet East of the East line of Illinois Street, thence North parallel with Illinois Street 78.5 feet, thence East parallel with Eighth Street 7 feet, thence North parallel with Illinois Street 27 feet; thence East parallel with Eighth Street 58.2 feet; thence South parallel with Illinois Street 27 feet; thence East parallel with Eighth Street 7 feet; thence South parallel with Illinois Street 76.5 feet to the North line of Eighth Street; thence West along the North line of Eighth Street 72.2 feet to the point of beginning.

Also driveway easements over the East 7.25 feet of the West 89 feet of the South 103.5 feet and the West 7.25 feet of the East 89 feet of the South 103.5 feet of said block for ingress and egress to and from above described property.

Also easement over, through and under the North 46.5 feet of the South 150 feet of said Block for construction, repair and maintenance of sewer connection with the City sewer main located through the North and South center of said 46.5 feet.

Subject to Driveway easements over the East 7.25 feet and the West 7.25 feet of the first above described property for ingress and egress to and from the properties East of and West of and adjoining.

Subject to easements over the North part of the first above described property for construction, repair and maintenance of sewer connections serving the properties East and West of and adjoining said property.

(It is understood and agreed that this is a purchase money mortgage)

TO HAVE AND TO HOLD the premises described, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, and the rents, issues and profits thereof; and also all apparatus, machinery, fixtures, chattels, furnaces, heaters, ranges, mantles, gas and electric light fixtures, elevators, screens, screen doors, awnings, blinds and all other fixtures of whatever kind and nature at present contained or hereafter placed in the buildings now or hereafter standing on the said real estate, and all structures, gas and oil tanks and equipment erected or placed in or upon the said real estate or attached to or used in connection with the said real estate, or to any pipes or fixtures therein for the purpose of heating, lighting, or as part of the plumbing therein, or for any other purpose appertaining to the present or future use or improvement of the said real estate, whether such apparatus, machinery, fixtures or chattels have or would become part of the said real estate by such attachment thereto, or not, all of which apparatus, machinery, chattels and fixtures shall be considered as annexed to and forming a part of the freehold and covered by this mortgage; and also all the estate, right, title and interest of the Mortgagor of, in and to the mortgaged premises unto the Mortgagee, forever.

And the Mortgagor covenants with the Mortgagee that he is lawfully seized in fee of the premises hereby conveyed, that he has good right to sell and convey the same, as aforesaid, and that he will warrant and defend the title thereto forever against the claims and demands of all persons whomsoever.

10-3212-4