

# MORTGAGE BOOK 89

Reg. No. 3936  
Fee Paid \$13.50

22

Receiving No. 21766

FROM STATE OF KANSAS, County of Douglas, ss.  
This Mortgage was filed for record on the 12 day  
of October 19 44, at 11:41 o'clock A. M.  
TO  
Capitol Federal Savings and Loan Association  
Harold A. Beck Register of Deeds.  
THIS INDENTURE, Made this 3rd day of October, 19 44, by and between  
HAPPY HOMES, INC.  
of 6729 Rockhill Road, Kansas City, Mo., Mortgagor, 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  
Fifty Four Hundred - - - - - Dollars (\$ 5400.00 ), 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:

South 45 feet of Lot 3,  
and  
the North 13 feet of Lot 4,  
Sinclair Addition,  
City of Lawrence,  
Douglas County, Kansas,  
all in Block 26, Sinclair Addition

It is understood and agreed that this is a purchase money mortgage  
and represents more than two thirds of the amount paid for the property.

TO HAVE AND TO HOLD the premises described, together with all and singular the tenements, hereditaments and appurtenances there-  
unto 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 fix-  
tures therein for the purpose of heating, lighting, or as part of the plumbing therein, or for any other purpose appertaining to the present or fut-  
ure 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 form-  
ing 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.

This mortgage is given to secure the payment of the principal sum of  
Fifty Four Hundred - - - - - Dollars (\$ 5400.00 ), as evidenced by a certain promissory note of  
even date herewith, the terms of which are incorporated herein by reference, payable with interest at the rate of four and one half per  
centum ( 4  $\frac{1}{2}$  %) per annum on the unpaid balance until paid, principal and interest to be paid at the office of  
Capitol Federal Savings and Loan Association in Topeka, Kansas, or  
at such other place as the holder of the note may designate in writing, in monthly installments of  
Thirty and 02/100 - - - - - Dollars (\$30.02 ),  
commencing on the first day of March, 19 45, and on the first day of each month thereafter, until the principal and  
interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of  
February, 19 70.