

MORTGAGE BOOK 89

Receiving No. 22180

Reg. No. 4004
Fee Paid \$13.50

FROM STATE OF KANSAS, County of Douglas, ss.
HAPPY HOMES INC. This Mortgage was filed for record on the 30th day
TO of November 19 44, at 10:30 o'clock A. M.
CAPITOL FEDERAL SAVINGS AND LOAN ASSOCIATION By Harold A. Beck Register of Deeds.
THIS INDENTURE, Made this 27th day of November, 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
United States, Mortgagee:

WITNESSETH, That the Mortgagor, for and in consideration of the sum of - - Fifty Four Hundred and no/100 - -
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:

Lot numbered 4, Block numbered 13, in University Place, an Addition to the City of Lawrence,
Douglas County, Kansas;

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 fu-
ture 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
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 and no/100 - -
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 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.

*The above named by which mortgage has been paid in full and the Register of
Deeds is authorized to release it of record.
Capitol Federal Savings and Loan Association
By R. G. Hensel Vice President Topeka, Kansas August 23, 1944*

This release
was written
on the original
mortgage
entered
this 28th day
of August
1944

*Harold A. Beck
Reg. of Deeds
Topeka, Kansas*