

FHA Form No. 2122a
(For use under Section 203 (a))
(Effective July 1967)37491 BOOK 95
MORTGAGE

THIS INDENTURE, Made this 14th day of May, 19 49, by and between
 Jack D. Steele and Ella Mae Steele, his wife
 of Lawrence, Kansas, Mortgageor, and
 The Lawrence National Bank of Lawrence, Kansas
 under the laws of United States, a corporation organized and existing
 Mortgagee;

WITNESSETH, That the Mortgageor, for and in consideration of the sum of
 FOUR THOUSAND & no/100 Dollars (\$ 4000.00), 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 No. Fifteen (15), in Block No. Six
 (6), in Haskell Place, an addition to the
 City of Lawrence.

TO HAVE AND TO HOLD the premises described, together with all and singular the tenements, heredita-
 ments and appurtenances thereto belonging, and the rents, issues and profits thereof; and also all appa-
 ratus, 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 form-
 ing a part of the freehold and covered by this mortgage; and also all the estate, right, title and interest
 of the Mortgageor of, in and to the mortgaged premises unto the Mortgagee, forever.

And the Mortgageor 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 war-
 rant 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
 FOUR THOUSAND & no/100 Dollars (\$4,000.00), as evidenced by a certain promi-
 sory note of even date herewith, the terms of which are incorporated herein by reference, payable with
 interest at the rate of four & one-half per centum (4½ %) per annum on the unpaid balance until
 paid, principal and interest to be paid at the office of

The Lawrence National Bank in Lawrence, Kansas, or
 at such other place as the holder of the note may designate in writing, in monthly installments of
 TWENTY FIVE & 32/100 Dollars (\$ 25.32),
 commencing on the first day of July, 19 49, 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 June, 19 69.

The Mortgageor covenants and agrees as follows:

1. That he will promptly pay the principal of and interest on the indebtedness evidenced by the said
 note, at the times and in the manner therein provided. Privilege is reserved to pay the debt in whole, or
 in an amount equal to one or more monthly payments on the principal that are next due on the note, on
 the first day of any month prior to maturity: *Provided, however*, that written notice of an intention to
 exercise such privilege is given at least thirty-(30) days prior to prepayment; and *provided further* that
 in the event the debt is paid in full prior to maturity and at that time it is insured under the provisions of
 the National Housing Act, he will pay to the Grantee an adjusted premium charge of one per centum (1%)
 of the original principal amount thereof, except that in no event shall the adjusted premium exceed the
 aggregate amount of premium charges which would have been payable if the mortgage had continued to
 be insured until maturity; such payment to be applied by the Grantee upon its obligation to the Federal
 Housing Commissioner on account of mortgage insurance.

2. That, together with, and in addition to, the monthly payments of principal and interest payable
 under the terms of the note secured hereby, the Mortgageor will pay to the Mortgagee until the said note
 is fully paid, the following sums:

- (a) If this mortgage and the note secured hereby are insured under the provisions of the National
 Housing Act and so long as they continue to be so insured, one-twelfth (1/12) of the annual
 mortgage insurance premium for the purpose of putting the Mortgagee in funds with which
 to discharge the said Mortgagee's obligation to the Federal Housing Commissioner for mort-
 gage insurance premiums pursuant to the applicable provisions of the National Housing
 Act, as amended, and Regulations thereunder. The Mortgagee shall, on the termination of its
 obligation to pay mortgage insurance premiums, credit to the account of the Mortgageor all
 payments made under the provisions of this subsection which the Mortgagee has not become
 obligated to pay to the Federal Housing Commissioner.