

REAL ESTATE MORTGAGE

54270 BOOK 107

This indenture, made this 29th day of November, 1954, between The Westminster Foundation of the Synod of Kansas, a Kansas corporation, party of the first part; and The Lawrence Building and Loan Association, party of the second part.

WITNESSETH, that the said party of the first part, in consideration of the sum of \$3,000.00 to it duly paid, the receipt of which is hereby acknowledged, has sold and by this indenture does grant, bargain, sell and mortgage to the said party of the second part, the following described real estate situated and being in the County of Douglas, State of Kansas, to-wit:

Lot 1 and the North Half of Lot 2 in  
Block 3, in Oread Addition to the City  
of Lawrence, Douglas County, Kansas,

with the appurtenances and all the estate, title and interest of the said party of the first part therein.

And the said party of the first part does hereby covenant and agree that at the delivery hereof it is the lawful owner of the premises above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all encumbrances, and that it will warrant and defend the same against all parties making lawful claim thereto.

It is agreed between the parties hereto that the party of the first part shall at all times during the life of this indenture, pay all taxes and assessments that may be levied or assessed against said real estate when the same become due and payable. And in the event that said party of the first part shall fail to pay such taxes when the same become due and payable, then the party of the second part may pay said taxes, and the amount so paid shall become a part of the indebtedness, secured by this indenture, and shall bear interest at the rate of ten (10) per cent from the date of payment until fully paid.

This grant is intended as a mortgage to secure the payment of the sum of \$3,000.00, according to the terms of one certain written obligation for the payment of said sum of money, executed on the 29th day of November, 1954, and by its terms made payable to the party of