

60609 BOOK 113

MORTGAGE

(No. 524)

Boyles-Legal Blanks—CASH STATIONERY CO.—Lawrence, Kansas

This Indenture, Made this fourth day of August, 1956 between
Kansas Chapter of Triangle, a Kansas corporation,

of Lawrence, in the County of Douglas and State of Kansas,
party of the first part, and The First National Bank of Lawrence, Lawrence, Kansas,
party of the second part.

Witnesseth, that the said party of the first part, in consideration of the sum of
Six thousand and no/100 ----- DOLLARS
to them duly paid, the receipt of which is hereby acknowledged, have sold, and by
this Indenture do 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 and State of
Kansas, to-wit:

The North 9/20ths of Lot 10, Block 2, less the East 3 feet thereof; the South 1/2 of Lot 11,
Block 2, less the East 3 feet thereof and all that part of Lot 11, Block 2 described as
follows: to-wit: Beginning at a point on the West line of said Lot 11 that is 26 feet
South of the Northwest corner of said lot; thence East 117 feet; thence South 24 feet;
thence West 117 feet; thence North 24 feet to the place of beginning, all in Oread
Addition to the City of Lawrence, Douglas County, Kansas.

"This instrument is made subject to and conveys all interest of grantors in and to the
driveway agreement recorded in Book 131, at page 577."

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 do hereby covenant and agree that at the delivery hereof, it is the lawful owner
of the premises above granted and being of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances, EXCEPT
MORTGAGE to the First National Bank of Lawrence, Lawrence, Kansas, for \$12,000.00 recorded
in Book 111 of Mortgages at page 136 in the office of the Register of Deeds, Douglas
County, Kansas, and that they 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 becomes due and payable, and that it will
keep the buildings upon said real estate insured against fire and tornado in such sum and by such insurance company as shall be specified and
directed by the party of the second part, the loss, if any, made payable to the party of the second part to the extent of its
interest. And in the event that said party of the first part shall fail to pay such taxes when the same become due and payable or to keep
said premises insured as herein provided, then the party of the second part may pay said taxes and insurance, or either, and the amount
so paid shall become a part of the indebtedness secured by this Indenture, and shall bear interest at the rate of 10% from the date of payment
until fully repaid.

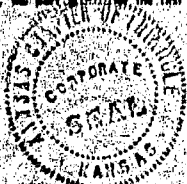
THIS GRANT is intended as a mortgage to secure the payment of the sum of six thousand and no/100 -----
----- DOLLARS.

according to the terms of ORD certain written obligation for the payment of said sum of money, executed on the fourth
day of AUGUST, 1956, and by its terms made payable to the party of the second
part, with all interest accruing thereon according to the terms of said obligation and also to secure any sum or sums of money advanced by the
said party of the second part to pay for any insurance or to discharge any taxes with interest thereon as herein provided, in the event
that said party of the first part shall fail to pay the same as provided in this Indenture.

And this conveyance shall be void if such payments be made as herein specified, and the obligation contained therein fully discharged.
If default be made in such payments or any part thereof or any obligation created thereby, or interest thereon, or if the taxes on said real
estate are not paid when the same become due and payable, or if the insurance is not kept up, as provided herein, or if the buildings on said
real estate are not kept in as good repair as they are now, or if waste is committed on said premises, then this conveyance shall become absolute
and the whole sum remaining unpaid, and all of the obligations provided for in said written obligation, for the security of which this Indenture
is given, shall immediately mature and become due and payable at the option of the holder hereof, without notice, and it shall be lawful for
the said party of the second part to take possession of the said premises and all the improve-
ments thereon in the manner provided by law and to have a receiver appointed to collect the rents and benefits accruing therefrom, and to
sell the premises hereby granted, or any part thereof, in the manner prescribed by law, and out of all moneys arising from such sale to
reimburse the amount then unpaid of principal and interest, together with the costs and charges incident thereto, and the overplus, if any there be,
shall be paid by the party making such sale, on demand, to the first part.

It is agreed by the parties hereto that the terms and provisions of this Indenture and each and every obligation therein contained, and all
benefits, covenants, warranties, shall extend and inure to, and be obligatory upon the heirs, executors, administrators, personal representatives,
successors and assigns of the respective parties hereto.

In Witness Whereof, the party of the first part has hereunto set its hand and seal the day and year
last above written.



Kansas Chapter of Triangle (SEAL)
a Kansas corporation

By Charles E. Hambo (SEAL)
Charles E. Hambo, President

By Karl Johnson (SEAL)
Karl Johnson, Treasurer