

## M O R T G A G E

60673 BOOK 113

THIS INDENTURE, made this 12th day of September, 1956,  
between Lawrence Community Nursery School, a Kansas corporation, party of  
the first part, and Kansas Conference of Wesleyan Methodist Church of  
America, Incorporated, a Kansas corporation, party of the second part.

WITNESSETH, that the said party of the first part in consideration  
of the sum of \$4,000.00, 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, Block 2, Lane Place, an  
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 incumbrances, 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 becomes due and payable, and that it will keep the  
buildings upon said real estate insured against fire and tornado and extended  
coverage 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.