

MORTGAGE 63424 BOOK 116

THIS INDENTURE, Made this 7th day of August, 1957, between
P. Everett Sperry and Lulu Olleva Sperry, husband and wife, of Lawrence, in the
County of Douglas and State of Kansas, parties of the first part, and The
Lawrence National Bank, Lawrence, Kansas, party of the second part.

WITNESSETH, that the said parties of the first part in consideration
of the sum of TWENTY-SEVEN 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:

Beginning at the Southeast Corner of the North Sixteen and Two-Thirds (16 2/3rds)
acres of the East Twenty-Six and Two-Thirds (26 2/3rds) acres of the North one-half
(1/2) of the Northwest Quarter (1/4) of Section Twenty-five (25), Township Twelve (12)
South, Range Nineteen (19) East of the Sixth (6th) Principal Meridian in Douglas
County, Kansas, thence West Three Hundred (300) feet; thence North Seven Hundred
Twenty-Six (726) feet; thence East Three Hundred (300) feet; thence South to point
of beginning, containing five (5) acres more or less,

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

This grant includes the rents, issues and profits thereof provided
however, that the mortgagors shall be entitled to collect and retain the rents,
issues and profits until default hereunder.

And the said parties of the first part do hereby covenant and agree
that at the delivery hereof they are the lawful owners of the premises above
granted, and seized of a good and indefeasible estate of inheritance therein,
free and clear of all incumbrances, 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 parties 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 they 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
their interest. And in the event that said parties of the first part shall fail