

70549

BOOK 122

REAL ESTATE MORTGAGE

THIS INDENTURE made this 20<sup>th</sup> day of July 1959, between William L. Woods and O. H. Woods, Jr., dba Woods Lumber Company, 1516 West Sixth Street, Lawrence, Douglas County, Kansas, a partnership, hereinafter referred to as the Mortgagors, and The Lawrence National Bank, a corporation, of Lawrence, Douglas County, Kansas, hereinafter referred to as the Mortgagee,

## WITNESSETH:

That the Mortgagors in consideration of the sum of \$50,000.00 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 Mortgagee the following described real estate situated and being in the County of Douglas and State of Kansas, to-wit:

Beginning at the Southwest corner of the Southeast quarter of Block 46 in that part of the City of Lawrence known as West Lawrence, thence North 250 feet, thence East 157 feet, thence South 250 feet, thence West 157 feet to the place of beginning,

with the appurtenances and all the estate, title and interest of the mortgagors therein.

The Mortgagors 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 encumbrances, 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 Mortgagors 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 that they shall keep the buildings upon said real estate insured against fire and other hazard