

Reg. No. 15,542

Fee Paid \$100.00

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BOOK 123

MORTGAGE

THIS INDENTURE, Made this 3rd day of October, 1959, 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 Forty Thousand (\$40,000.00) 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:

Lot 10 in Block 1, of Riverside Addition,
an addition near the City of Lawrence,
Douglas County, Kansas,

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

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 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