

Reg. No. 16,453
Fee Paid \$50.00

KANSAS REAL ESTATE MORTGAGE

75668 BOOK 127

THIS INDENTURE, made this 5 day of January, 1961, by and between J. W. MOOSEKIE COMPANY, INC., a Kansas corporation of the County of Douglas and State of Kansas, party of the first part and ROBERT S. LEMON of the County of Johnson and State of Kansas, party of the second part,

WITNESSETH, That the said party of the first part in consideration of the sum of TWENTY THOUSAND DOLLARS (\$20,000.00) to it duly paid, the receipt of which is hereby acknowledged, has sold and by this indenture does grant, bargain, sell, mortgage and warrant 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:

Lots 12 and 13, Block 2 in SOUTH RIDGE ADDITION #2,
a subdivision in the City of Lawrence, Douglas County,
Kansas, according to the recorded plat thereof

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, except a certain Real Estate Mortgage thereof made by the aforesaid party of the first part to First Mortgage Investment Company, said mortgage being dated March 28, 1960, recorded on April 1, 1960, in Book 124 at Page 927 in the Office of the Register of Deeds for Douglas County, Kansas, and given to secure the payment of a certain promissory note in the original principal amount of \$125,000.00; and that, except for the Real Estate Mortgage aforesaid, the party of the first part 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 become due and payable; and that it will keep the buildings upon said real estate insured against fire, explosion and tornado by a responsible insurance company

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