

76582 BOOK 127

MORTGAGE

THIS INDENTURE, Made this 20 day of April, 1961,
between J. Eldon Fields, Ambrose Saricks, Carol Worth, Alvin Schild,
Leland Miller, Martha Hood, Melvin Mencher and Duane Postlethwaite as
members of the Executive Committee of the Unitarian Fellowship of
Lawrence, Inc., also known as The Lawrence Unitarian Fellowship of
Lawrence, in the County of Douglas and State of Kansas, party of the
first part, and the American Unitarian Association, party of the second
part.

WITNESSETH, that the said party of the first part, in con-
sideration of the sum of Seven Thousand Five Hundred 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 a point on the Section line 444 feet East of
the Northwest corner of the Northeast Quarter of Section
Twenty-Six (26), Township Thirteen (13) South, Range
Nineteen (19) East of the Sixth Principal Meridian; thence
South 290.4 feet; thence East 150 feet; thence North 105.4
feet; thence East 330 feet; thence North 165 feet; thence
West 330 feet; thence North 20 feet; thence West 150 feet
to the point of beginning, in 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 seised 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 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 in-