

79460 BOOK 130

M O R T G A G E

THIS INDENTURE, Made this First day of February, 1962 between The Schroeder Investment Company, Inc., a Missouri corporation, of the first part, and Alice Mayn, of Lawrence, Kansas, party of the Second Part.

WITNESSETH, that the said party of the first part, in consideration of the loan of the sum of THIRTY FOUR THOUSAND FIVE HUNDRED DOLLARS to it duly paid, the receipt of which is hereby acknowledged, has sold and by this indenture does grant, bargain, sell and mortgage to the said party of the second part, her successors and assigns, the following described real estate situated in the County of Douglas and State of Kansas; to-wit:

The South Half of Lot Number
Forty-Three (43) on Massachusetts
Street, in the City of Lawrence,
Douglas County, Kansas, subject
to easements and restrictions of
record.

Together with all heating, lighting, and plumbing equipment and fixtures, including stokers and burners, screens, awnings, storm windows and doors, and window shades or blinds, used on or in connection with said property, whether the same are now located on said property or hereafter placed thereon.

TO HAVE AND TO HOLD THE SAME, With all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, forever. This is a purchase money mortgage, first party's right of redemption shall be six months.

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 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 become due and payable, and that it will keep the buildings upon said real estate