

82836 BOOK 132

M O R T G A G E

THIS INDENTURE, Made this 17th day of December, 1962, between ROBERT L. SMITH and LUCILLE J. SMITH, his wife, of Lawrence in the County of Douglas and State of Kansas (hereinafter referred to as "Mortgagors") and LESTER M. SMITH and EDITH M. SMITH, his wife, (hereinafter referred to as "Mortgagees").

WITNESSETH, that the said Mortgagors, in consideration of the sum of Fourteen thousand dollars (\$14,000.00) 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 Mortgagees, the following described real estate situated and being in the County of Douglas and the State of Kansas, to-wit:

Lot Three (3), of the Replat of Lots Two (2) and Three (3), in Holiday Hills Addition Number Three (3), an Addition to the City of Lawrence.

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

And the said Mortgagors 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 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 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 Mortgagees, the loss, if any, made payable to the Mortgagees to the extent of their interest. And in the event that said Mortgagors shall fail to pay such taxes when the same become due and payable or to keep said premises insured as herein provided,