

Reg. No. 18,540
Fee Paid \$187.50

83860

BOOK 133

MORTGAGE

THIS INDENTURE, Made this 1st day of December, 1962, by and between
Kansas Association of Pi Beta Phi Kansas Corporation
of Lawrence, Kansas, Mortgagor, and
Business Men's Assurance Company of America
a corporation organized and existing under the laws of Missouri, Mortgagee:

WITNESSETH, That the Mortgagor, for and in consideration of the sum of
Seventy Five Thousand and No/100- - - - - Dollars (\$75,000.00), the
receipt of which is hereby acknowledged, does by these presents mortgage and warrant unto the
Mortgagee, its successors and assigns, forever, the following-described real estate, situated in the
County of Douglas, State of Kansas, to wit:

TRACT NO. I: Beginning at a point on the South line of the Southwest $\frac{1}{4}$
of Section 36, Township 12 South, Range 19 East, 1232.75
feet East of the Southwest corner of said Section 36;
thence North 200 feet to an iron pipe; thence South 83
degrees 03 minutes West 101.35 feet to a steel clothesline
pole; thence South 2 degrees 32 minutes East 69.3 feet to
a steel pin; thence South 67 degrees 28 minutes West 58.0
feet to a steel pin located on the West line of the property
deeded to Odd Williams and Skipper Williams, by deed recorded
in Book 191, at Page 448; thence South 96.28 feet + or - to
the South line of said Southwest $\frac{1}{4}$, thence East on Section
line 150.25 feet to the point of beginning; and

TRACT NO. II: Beginning at a point on the South line of the Southwest $\frac{1}{4}$
of Section 36, Township 12 South, Range 19 East, 1232.75
feet East of the Southwest corner of said Quarter Section;
thence North 200 feet to an iron pipe; thence East 132
feet to an iron pin; thence South 200 feet to the South
line of said Southwest $\frac{1}{4}$ of said Section 36; thence West
along said South line of said Southwest $\frac{1}{4}$ of said Section 36,
132 feet to point of beginning, all in the CITY OF LAWRENCE.

Tracts I and II now known as Lot No. 1, in Pi Beta Phi
Addition, a subdivision in the City of Lawrence, in
Douglas County, Kansas.

TO HAVE AND TO HOLD the premises described, together with all and singular the tene-
ments, hereditaments and appurtenances thereunto belonging, and the rents, issues and profits
thereof; and also all apparatus, machinery, fixtures, chattels, furnaces, heaters, ranges, mantles,
gas and electric light fixtures, elevators, screens, screen doors, awnings, blinds and all other fix-
tures of whatever kind and nature at present contained or hereafter placed in the buildings now or
hereafter standing on the said real estate, and all structures, gas and oil tanks and equipment erected
or placed in or upon the said real estate or attached to or used in connection with the said real
estate, or to any pipes or fixtures therein for the purpose of heating, lighting, or as part of the
plumbing therein, or for any other purpose appertaining to the present or future use or improve-
ment of the said real estate, whether such apparatus, machinery, fixtures or chattels have or would
become part of the said real estate by such attachment thereto, or not, all of which apparatus,
machinery, chattels and fixtures shall be considered as annexed to and forming a part of the free-
hold and covered by this mortgage; and also all the estate, right, title and interest of the Mortgagor
of, in and to the mortgaged premises unto the Mortgagee, forever.

And the Mortgagor covenants with the Mortgagee that he is lawfully seized in fee of the prem-
ises hereby conveyed, that he has good right to sell and convey the same, as aforesaid, and that he
will warrant and defend the title thereto, forever against the claims and demands of all persons
whomsoever.