

M O R T G A G E

This MORTGAGE, made this 1st day of July, 1963, by and between THE KANSAS UNIVERSITY ENDOWMENT ASSOCIATION, a non-profit educational corporation organized and existing under the laws of the State of Kansas, of Douglas County, Kansas, hereinafter called "Mortgagor", First Party, and ROYAL NEIGHBORS OF AMERICA, an Illinois corporation, of the City of Rock Island, State of Illinois, hereinafter called "Mortgagee", Second Party.

## WITNESSETH THAT:

WHEREAS, Mortgagor, for and in consideration of the sum of NINETY-FIVE THOUSAND AND NO/100 DOLLARS (\$95,000.00), to it in hand paid by said Mortgagee, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell, convey, mortgage and warrant unto said Mortgagee and to its successors and assigns forever, all of the following described real estate situated in the County of Douglas, State of Kansas, to wit:

Beginning at a point in the South line of 17th Street, as said street is now established, 40 feet, more or less, South and 309 feet, more or less, West of the Southeast corner of Lot 7, Block 4, BABCOCK'S ADDITION, said point being the intersection of the South line of said 17th Street with the East line of Ohio Street, as now established, thence South on the East line of said Ohio Street 121.5 feet; thence North 89 degrees 23 minutes East 121 feet; thence North parallel with Ohio Street, 119.94 feet, more or less, to the South line of 17th Street, thence Westerly along the South line of 17th Street, 121 feet, more or less, to the point of beginning, all in Douglas County, Kansas;

together with all buildings, appurtenances and improvements thereon situate or which may hereafter be erected or placed thereon, and all right, title and interest of First Party in and to all streets, boulevards, avenues or other public thoroughfares in front of and adjoining the above described premises, including all easements, licenses and rights of way, thereunto attached or belonging, and also all right, title and interest of First Party in and to all strips and gores of land adjacent to said premises; and also all engines and machinery, heating, lighting, ventilating, cooling, refrigerating, plumbing and water supply apparatus, ranges, ovens, bath tubs, sinks, water closets, basins, pipes, faucets, refrigerators (mechanical or otherwise), awnings, Blinds, and all other apparatus and equipment now or hereafter located upon and used in connection with the operation of said