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BOOK 135

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MORTGAGE

L-264-935-KC

BANK

THIS MORTGAGE, Made this 19th day of July in the year of Our Lord
One Thousand Nine Hundred Sixty Three by and between John E. Colyer Company,
Inc., a Kansas Corporation
of the County of Douglas and State of Kansas
(hereinafter jointly and severally referred to as "Mortgagor"),
and The Lawrence National Bank, Lawrence, Kansas
(hereinafter jointly and
severally referred to as "Mortgagee"),

WITNESSETH: That said Mortgagor, for and in consideration of a loan of Fifty
Thousand and no/100 Dollars,
to the Mortgagee made by the said Mortgagee, has granted, bargained, sold and
conveyed, and by these presents does grant, bargain, sell and convey unto the
Mortgagee, and to its heirs and assigns forever, all of the following described
tract, piece, and parcel of land lying and situated in the County
of Douglas and State of Kansas, to-wit:

Beginning at a point 130.8 feet North and 652.0 feet West of the Southeast
Corner of the Southeast Quarter (4) of Section 6, Township 13 South,
Range 20 East, thence West 120.0 feet, thence South parallel with the
East line of said Quarter Section 340.85 feet more or less to the North
right of way of Kansas Highway Number 10, thence Southeasterly along
said right of way 129.0 feet; thence North parallel with the East line
of said Quarter Section 350.25 feet more or less to the point of
beginning, All in Douglas County, Kansas. Containing 0.961 acres More
or less

Including the route, issues, and profits thereof provided, however that the
Mortgagor shall be entitled to collect and retain the rents, issues and
profits until default hereunder:

(This mortgage is being recorded to show the correct expiration
date of Notary Public's commission.)

TO HAVE AND TO HOLD The same with all and singular, the hereditaments and
appurtenances thereto belonging, unto the said Mortgagee, and to its heirs and
assigns forever, provided always, and this instrument is made, executed and
delivered upon the following conditions, to-wit:

WHEREAS, John E. Colyer Company, Inc., a Kansas Corporation the said
Mortgagor has executed and delivered to the said Mortgagee its Promissory
Note by which the Mortgagor promises to pay to the said Mortgagee or order,
for value received Fifty Thousand and no/100
Dollars, with interest from the date thereof to maturity at the rate
of 6 percent per annum, payable as follows:

Installments of \$556.00, including principal and interest, payable monthly,
beginning one (1) month from date of Note, and the balance of principal and
interest payable ten (10) years from date of Note; PROVIDING that each said
monthly installment shall be applied first to interest accrued to date of
receipt of said installment, and the balance, if any, to principal. Said
Note bearing even date herewith.

NOW, If the said Mortgagor shall well and truly pay, or cause to be paid, the
sum of money in said Note mentioned, with the interest thereon, according to
the tenor and effect of said Note, then these presents shall be null and void.
But if said sum of money or either of them, or any part thereof, or any interest
thereon, be not paid when the same become due; then, and in that case, the whole
of said sum, and interest shall, at the option of said Mortgagee, or assigns, by
virtue of this Mortgage, immediately become due and payable; or, if the taxes and
assessments of every nature which are or may be assessed against said land and
appurtenances, or either of them, or any part thereof, are not paid at the time