

MORTGAGE

85181

(Mo. 828)

Boyles Legal Blanks—CASH STATIONERY CO.—Lawrence, Kansas

BOOK 135

This Indenture, Made this 9th day of August, 1963 between
Gerald L. Cooley and Lela R. Cooley, husband and wife,

of Lawrence, in the County of Douglas and State of Kansas,
parties of the first part, and Thomas B. Parker and Peggy K. Parker, husband and wife,
as Joint Tenants, with right of Survivorship, and not as
tenants in common parties of the second part.

Witnesseth, that the said parties of the first part, in consideration of the sum of \$12,500.00 ---

DOLLARS

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 said parties of the second part, the
following described real estate situated and being in the County of Douglas and State of
Kansas, to-wit:

Beginning at a point 125 feet East of the East line of Kentucky Street produced
South and 106 feet South of North line of Adams (now 14th) Street; thence West
125 feet to the East line of Kentucky Street produced South; thence North to the
South line of Adams (now 14th) Street; thence East 125 feet along the South line
of Adams (now 14th) Street; thence South to the point of beginning; in the Southwest
1/4 of Section 31, Township 12, Range 20; said real estate being commonly known
and referred to as 1400 and 1402 Kentucky Street and 213 and 215 West 14th Street,
all in the City of Lawrence.

with the appurtenances and all the estate, title and interest of the said parties of the first part therein.

And the said parties of the first part do hereby covenant and agree that at the delivery hereof they are 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, except
a 1st mortgage dated Aug. 9, 1963, to and in favor of the First National Bank of Lawrence,
Lawrence, Kansas, in the principal amount of \$16,000.00,
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 parties 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 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 parties of the second part, the loss, if any, made payable to the parties of the second part to the extent of their
interest. And in the event that said parties of the first part shall fail to pay such taxes when the same become due and payable or to keep
said premises insured as herein provided, then the parties of the second part may pay said taxes and insurance, or either, and the amount
so paid shall become a part of the indebtedness, secured by this Indenture, and shall bear interest at the rate of 10% from the date of payment
until fully repaid.

THIS GRANT is intended as a mortgage to secure the payment of the sum of \$12,500.00 ---

DOLLARS.

according to the terms of a certain written obligation for the payment of said sum of money, executed on the 9th
day of August 1963, and by its terms made payable to the parties of the second
part, with all interest accruing thereon according to the terms of said obligation and also to secure any sum or sums of money advanced by the
said parties of the second part to pay for any insurance or to discharge any taxes with interest thereon as herein provided. In the event
that said parties of the first part shall fail to pay the same as provided in this Indenture.

And this conveyance shall be void if such payments be made as herein specified, and the obligation contained therein fully discharged.
If default be made in such payments or any part thereof or any obligation created thereby, or interest thereon, or if the taxes on said real
estate are not paid when the same become due and payable, or if the insurance is not kept up, as provided herein, or if the buildings on said
real estate are not kept in as good repair as they are now, or if waste is committed on said premises, then this conveyance shall become absolute
and the whole sum remaining unpaid, and all of the obligations provided for in said written obligation, for the security of which this Indenture
is given, shall immediately mature and become due and payable at the option of the holder hereof, without notice, and it shall be lawful for
the said parties of the second part, their heirs and assigns, to take possession of the said premises and all the improve-
ments thereon in the manner provided by law and to have a receiver appointed to collect the rents and benefits accruing therefrom, and to
sell the premises hereby granted, or any part thereof, in the manner prescribed by law, and out of all moneys arising from such sale to
retain the amount then unpaid of principal and interest, together with the costs and charges incident thereto, and the surplus, if any there be,
shall be paid by the parties making such sale, on demand, to the first parties.

It is agreed by the parties hereto that the terms and provisions of this Indenture and each and every obligation therein contained, and all
benefits accruing therefrom, shall extend and inure to, and be obligatory upon the heirs, executors, administrators, personal representatives,
assigns and successors of the respective parties hereto.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals the day and year
last above written.

Gerald L. Cooley
Lela R. Cooley

(SEAL)

(SEAL)

(SEAL)

(SEAL)