

MORTGAGE

85413 BOOK 135

(Mo. 238)

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This Indenture, Made this 30th day of August, 1963 between
Gleason A. Gregory and H. Maxine Gregory, his wife

of Lawrence, in the County of Douglas and State of Kansas
part of the first part, and The Lawrence National Bank, Lawrence, Kansas

part Y of the second part.

Witnesseth, that the said parties of the first part, in consideration of the sum of

Four Thousand & no/100 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 part Y of the second part, the
following described real estate situated and being in the County of Douglas and State of
Kansas, to-wit:

Commencing on the West line of Tennessee Street, in the City of Lawrence,
extended 283 feet North of the South line of Southwest Quarter of Section 31,
Township 12, Range 20, at the Northeast corner of land deeded to Ripley W.
Sparr, May 25th, 1887, thence West along the North line of said Sparr tract
100 feet, thence North 100 feet more or less to the South line of Adams
Street, thence East on the South line of Adams Street 100 feet to the
West line of Tennessee Street, thence South 100 feet more or less to the
place of beginning, in the City of Lawrence, in Douglas County, Kansas

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

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

And the said part 1ES of the first part do hereby covenant and agree that at the delivery hereof they are the lawful owner of
of the premises above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances,
except for mortgage to The Topeka Savings Association, Topeka, Kansas, in the amount of
\$60,000.00 dated June 22, 1962, and recorded June 22, 1962, in Book 131, Page 254 in
Douglas County, Kansas 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 part 1ES 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
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 part Y of the second part, the loss, if any, made payable to the part Y of the second part to the extent of 125
interest. And in the event that said part 1ES 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 part Y 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 Four Thousand & no/100 DOLLARS.

according to the terms of a certain written obligation for the payment of said sum of money, executed on the 30th
day of August 1963 and by its terms made payable to the part Y 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 part Y 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 part 1ES 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 part Y of the second part or its 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 part Y making such sale, on demand, to the first part 1ES.

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 part 1ES of the first part has hereunto set their hands and seal the day and year
last above written.

Gleason A. Gregory (SEAL)
H. Maxine Gregory (SEAL)