

85928

BOOK 135

REAL ESTATE MORTGAGE

THIS INDENTURE, made this 18th day of October, 1963,
between SANDS HOTEL INN, INC., a Kansas corporation, 2900 Plass
Court, Topeka, Kansas, as Mortgagor, and KANSAS STATE BANK, a
Kansas banking institution, of Wichita, Kansas, as Mortgagee:

W I T N E S S E T H:

That the Mortgagor in consideration of the sum of Two
Hundred Thousand Dollars (\$200,000.00) the receipt of which
is hereby acknowledged, does by these presents mortgage and
warrant to the mortgagee, its successors and assigns, all the
following described real estate situated in Douglas County,
Kansas, to-wit:

Lots 1 and 2, less the West 150 feet thereof;
and Lot 3, less the West 150 feet of the North
3.46 feet thereof; all of Lot 4 in Southwest
Addition No. 14 an addition to the City of
Lawrence in Douglas County, Kansas, together
with the improvements thereon and the appurtenances
thereto belonging.

The Mortgagor does hereby covenant and agree that at the
delivery of this instrument it is the lawful owner of the premises
above described and has good right to sell the same; that said
premises are free and clear of all encumbrances and that it will
warrant and defend the same against all claims whatsoever.

TO HAVE AND TO HOLD THE SAME, together with all and singular
the tenements, hereditaments and appurtenances thereunto belonging
or in anywise appertaining, forever.

The Mortgagor agrees to pay all taxes and assessments assessed
against said premises before any penalties or costs shall accrue on
account thereof, and to keep the said premises insured in favor of

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