

MORTGAGE

86088 BOOK 135

(No. 52K)

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This Indenture, Made this 6th day of November, 1963 between
Hird, Incorporated, A Corporation, by: Carl Hird, Jr., President.

of Lawrence, in the County of Douglas and State of Kansas

part Y of the first part, and The First National Bank of Lawrence, Lawrence, Kansas

part Y of the second part.

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

Ten thousand and no/100 ----- DOLLARS

to it duly paid, the receipt of which is hereby acknowledged, has 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:

Lot "CM", in Block Two (2), of the Replat of
Lots 4, 5, 6, 7, Block 1; Lots 3, 4, 6, 7,
Block 2; and Lots 3, 4, 5, Block 3, in Kasold
Terrace Addition and a Plat of Holiday Hills
Addition No. Two, an Addition to the City of
Lawrence.

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

And the said part Y of the first part do hereby covenant and agree that at the delivery hereof it is 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,

and that it will warrant and defend the same against all parties making lawful claim thereto.

It is agreed between the parties hereto that the part Y 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 become due and payable, and that it shall
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 its
interest. And in the event that said part Y 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

Ten thousand and no/100 ----- DOLLARS.

according to the terms of 1000 certain written obligation for the payment of said sum of money, executed on the 6th
day of November, 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 Y 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 Y 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 benefit 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 overplus, if any, there be,
shall be paid by the part Y making such sale, on demand, to the first part Y.

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 Y of the first part has hereunto set its hand and seal the day and year
last above written.



H. W. Rogers
H. W. Rogers, Secretary

HIRD, INCORPORATED
BY: Carl Hird, Jr. (SEAL)
CARL HIRD, Jr., President (SEAL)
(SEAL)
(SEAL)