

86020 BOOK 136

M O R T G A G E

This Indenture, Made this 26 day of November, 1963, between ELBERT A. ADAMS and ELIZABETH S. ADAMS, his wife, of Lawrence, in the County of Douglas and State of Kansas, parties of the first part, and ROYAL INDEMNITY COMPANY, a New York corporation, party of the second part.

WITNESSETH, that the said parties of the first part, in consideration of the sum of Four Thousand and No/100 Dollars (\$4,000.00) 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 party of the second part, the following described real estate situated and being in the County of Douglas and State of Kansas, to-wit:

Lot No. Eight (8), in Block No.
Seven (7), in Sunset Hill Estate,
a Subdivision 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 owners of the premises above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances, except a mortgage to Capitol Federal Savings and Loan Association dated 22 June, 1953, recorded 27 June, 1953, in Book 104, page 288, Office of Register of Deeds of Douglas County, Kansas, in the original amount Nine Thousand Four Hundred Fifty and No/100 Dollars (\$9,450.00) 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 with