

89713 BOOK 139

MORTGAGE

THIS MORTGAGE, made this 22nd day of October, 1964, by and between RIDGE HOUSE, INC., a Kansas corporation, of Douglas County, Kansas, hereinafter called "Mortgagor", First Party, and PAUL M. JONES, of the County of Jackson, State of Missouri, hereinafter called "Mortgagee", Second Party,

WITNESSETH, That

WHEREAS, Mortgagor, for and in consideration of the sum of TWO HUNDRED SIXTY-FIVE THOUSAND AND NO/100 DOLLARS (\$265,000.00), to it in hand paid by said Mortgagee, the receipt whereof is hereby acknowledged, does by these presents, grant, bargain, sell, convey, mortgage and warrant unto said Mortgagee and to his heirs and assigns forever, all of the following described real estate situated in the County of Douglas, State of Kansas, to wit:

Lots 6, 7, 8, 9 and 10, in Block 14, in SOUTH HILLS NO. 2, an Addition to the City of Lawrence, in Douglas County, Kansas, as shown by the recorded plat thereof.

Subject to any and all reservations, restrictions, covenants and easements of record,

together with all buildings, appurtenances and improvements thereon situate or which may hereafter be erected or placed thereon, and all right, title and interest of First Party in and to all streets, boulevards, avenues or other public thoroughfares in front of and adjoining the above described premises, including all easements, licenses and rights of way, thereunto attached or belonging, and also all right, title and interest of First Party in and to all strips and gores of land adjacent to said premises; and also all engines and machinery, heating, lighting, ventilating, cooling, refrigerating, plumbing and water supply apparatus, pipes, faucets, refrigerators (mechanical or otherwise), air-conditioning units, disposals, ranges, ovens, bath tubs, sinks, water closets, basins, awnings, blinds, screens, rugs, carpets, mirrors, lamps, draperies, curtains, hangings, pictures and other furniture and furnishings and all other apparatus and equipment now or hereafter located upon and used in connection with the letting or operation of said premises.

WHEREAS, Mortgagor covenants and agrees that at the delivery hereof it is the

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