

3076 BOOK 112
MORTGAGE

THIS INDENTURE, made this 25 day of October

A. D. 1965, between Medical Arts Building, Inc., a corporation, duly organized, incorporated, and existing under and by virtue of the laws of the State of Kansas, and having its principal place of business at 4th & Maine Streets, Lawrence, Kansas, party of the first part, and The Lawrence National Bank, Lawrence, Kansas, party of the second part.

WITNESSETH, that the said party of the first part in consideration of the sum of

THREE HUNDRED AND TWENTY FIVE THOUSAND DOLLARS (\$325,000), to it duly paid, the receipt of which is hereby acknowledged, has sold, and by this indenture does 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:

Lots 41, 43, 45, 47, 49, 85, 87, 88, less the North 40 feet thereof, and Lots 89 and 90, all in Block 21 West Lawrence, Douglas County, Kansas.

The said party of the first part does 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 party of the first part shall at all times during the life of this indenture pay all the taxes or assessments that may be taxed or levied upon said real estate when the same become due and payable, and that it will keep all buildings on said premises insured against fire and extended coverage in a sum not less than

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