

11-441 (7-48) Revised-3-60

2475 BOOK 141

KANSAS—CITY MORTGAGE

Eak THIS INDENTURE, Made the 30th day of August A. D. 1965 between
Allen Bros. & O'Hara, Inc., a corporation with its principal office at Memphis,
Tennessee - - - - -

hereinafter (whether one or more in number) called Mortgagors, and The
Northwestern Mutual Life Insurance Company, a Wisconsin corporation, having its principal place of busi-
ness and post office address at 720 East Wisconsin Avenue, Milwaukee 2, Wisconsin, hereinafter called
Mortgagee:

WITNESSETH, that Mortgagors, in consideration of the sum of Two million four hundred fifty
thousand dollars - - - - -
to them in hand paid, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell
and convey unto Mortgagee, forever, the following described Real Estate in the - - - - -
City of Lawrence, County of Douglas - - - - - and State of Kansas, to-wit:

PARCEL I:

All of LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and the South 25 feet of Lot 12;
the North 13 feet of Lot 14 and all of Lots 15 and 16, BLOCK 27, UNIVERSITY PLACE
ANNEX, an Addition to the City of Lawrence, County of Douglas, State of Kansas.

PARCEL II:

The North 25 feet of LOT 12, all of LOT 13, and the South 37 feet of LOT 14,
BLOCK 27, UNIVERSITY PLACE ANNEX, an Addition to the City of Lawrence, Douglas
County, Kansas.

PARCEL III:

A twenty foot strip of land lying South of Lot 8, described as follows:
Beginning at the Southeast corner of Lot 8 in Block 27 in University Place Annex,
an Addition in the City of Lawrence, Douglas County, Kansas, thence West along the
South line of said Lot 8, 122 feet to the Southwest corner of said Lot, same being
the East line of the alley; thence South along the said East line of alley 20 feet;
thence East 122 feet to the West line of Arkansas Street; thence North along the
West line of Arkansas Street 20 feet to the point of beginning, same being in the
Northeast $\frac{1}{4}$ of Section 1, Township 13, Range 19, Douglas County, Kansas.

Together with all carpeting, furniture and furnishings belonging to Mortgagors
which are or may be used, installed in, or placed upon the premises above described,
together with or any replacements of, or additions to such carpeting, furniture or
furnishings during the life of this Mortgage, all of which for the purpose of this
Mortgage shall be deemed to be fixtures and subject to the lien hereof and referred
to hereinafter as the "premises". Mortgagors agree not to sell, transfer, assign
or remove any of such fixtures now or hereinafter located on the above described
real estate without prior written consent from Mortgagee, unless such action
results in substitution of or replacement with similar items of equal value.

Together with Mortgagors' interest as lessors in and to all leases of said premises, or any part thereof,
heretofore made and entered into, and in and to all leases hereafter made and entered into by Mortgagors
during the life of this mortgage or any extension or renewal hereof, reserving to Mortgagors their statutory
equity and redemption rights therein; provided and hereby intending that in case of foreclosure sale the
lessors' interest in any such leases then in force shall, upon expiration of Mortgagors' right of redemption,
pass to the purchaser at such sale as a part of the mortgaged premises, subject to election by said purchaser
to terminate or enforce any of such leases hereafter made and together with all buildings and improvements
now or hereafter erected thereon and the rents, issues and profits thereof, and all engines, boilers, elevators
and machinery, and all heating apparatus, electrical equipment, air-conditioning equipment, water and
gas fixtures, shades, awnings, screens, storm sash and blinds, and all fixtures of every description, belonging
to said Mortgagors, which are or may be placed or used upon the premises above described, or appurtenant
thereto, all of which, for the purpose of this mortgage, shall be deemed fixtures and subject to the lien
hereof, and together with the hereditaments and appurtenances pertaining to the property above described,
all of which is referred to hereinafter as the "premises."

TO HAVE AND TO HOLD the premises unto Mortgagee, its successors and assigns.
CONDITIONED, HOWEVER, That if

Mortgagors shall
pay or cause to be paid to Mortgagee, at its office in the City of Milwaukee, Wisconsin, the principal sum of
Two million four hundred fifty thousand dollars - - - - -
with final maturity September 1, 1991 - - - - -

and