593

Reg. No. 710
Fee Paid $212.50

MORTGAGE BOOK 141 2860 (No. 52K) The Outlook Printers, Publisher of Legal Blanks, Lawrence, Kansas

This Indenture, Made this 15th day of September, 1965 between Lo-Bar Enterprises, Inc. and 301 Steak House, Inc.

of Glenview, in the County of Cook and State of Illinois part ies of the first part, and The Lawrence National Bank, Lawrence, Kansas party of the second part.

Witnesseth, that the said part ies of the first part, in consideration of the sum of Eighty Five Thousand and no/100 - DOLLARS 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 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:

Beginning at the point of intersection of the south line of Sixth Street, as now established in the City of Lawrence, Douglas County, Kansas, with the center line of California Street (now vacated); thence south along the center line of said vacated California Street 120 feet; thence east and parallel to the south line of said Sixth Street 291.9 feet; thence north and parallel to the center line of said vacated California Street 120 feet to a point on the south line of said Sixth Street; thence west along the south line of said Sixth Street 291.9 feet to the point of beginning.

Subject to easements, restrictions and reservations of record, if any; existing zoning laws ordinances and regulations, and; taxes and assessments, general and special, not now due and payable.

The first party corporation in consideration of this instrument hereby agrees that in the event of default hereunder the period of redemption shall be reduced to six (6) months. Including the rents, issues and profits thereof provided however that the Mortgagors shall be entitled to collect and retain the rents, issues and profits until default hereunder.

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

And the said part ies of the first part do hereby covenant and agree that at the delivery hereof they are 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, no exceptions

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 part ies 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 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 ies 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 Eighty Five Thousand and no/100 - DOLLARS according to the terms of one certain written obligation for the payment of said sum of money, executed on the day of 19, 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 ies 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 its agents or assigns to take possession of the said premises and all the improvements thereon in the manner provided by law and to have a receiver appointed to collect the rents and benefits 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 ies.

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. by its President and its corporate seal

In Witness Whereof, the part ies of the first part ha ve hereunto set their hand s and seal s the day and year last above written.

Lo-Bar Enterprises, Inc., and
301 Steak House, Inc. (SEAL)

Attest: Barbara Ann Owsley — Randolph G. Owsley (SEAL)

Barbara Ann Owsley, Secretary

(SEAL)

Randolph G. Owsley, Jr., President (SEAL)