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MORTGAGE BOOK 143 4160 (No. 52K) The Outlook Printers, Publisher of Legal Blanks, Lawrence, Kansas

This Indenture, Made this 1st day of February, 1966 between Daniel S. Ling, Jr. and Margaret Ling, Husband and Wife

of Lawrence, in the County of Douglas and State of Kansas part 1st of the first part, and

The Lawrence National Bank, Lawrence, Kansas part 2nd of the second part.

Witnesseth, that the said part 1st of the first part, in consideration of the sum of

Eight 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 2nd 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 a point 94.2 feet East and 70 feet South of the Northwest corner of the Northeast Quarter of Section 36, Township 36N, Range 30E, then South 89 degrees 22 minutes East 309.5 feet; thence North 90.2 feet; thence West 30.2 feet to the point of beginning, containing .030 acres, more or less, and being at a point 94.2 feet East of the Northwest corner of the Northeast Quarter of Section 36, Township 36N, Range 30E; thence South 70.2 feet; thence East 30.2 feet; thence North 90.2 feet; thence West 30.2 feet to the point of beginning, all in Township 36N, Range 30E, and being in the Northeast Quarter of Section 36, Township 36N, Range 30E.

Including the rents, issues and profits thereof provided however that the mortgagor shall be entitled to collect and retain the rents, issues and profits of the premises hereinafter.

with the appurtenances and all the estate, title and interest of the said part 2nd of the first part therein.

And the said part 1st of the first part do hereby covenant and agree that at the delivery hereof the said part 1st of the first part shall be 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 the said part 1st of the first part shall warrant and defend the same against all parties making lawful claim thereto.

It is agreed between the parties hereto that the part 1st 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 the part 2nd of the second part shall 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 1st of the second part, the loss, if any, made payable to the part 1st of the second part to the extent of the interest. And in the event that said part 1st 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 2nd 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 Eight Thousand and no/100 DOLLARS,

according to the terms of the certain written obligation for the payment of said sum of money, executed on the day of February 1966, and by its terms made payable to the part 1st 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 1st 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 1st 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 1st of the second part his 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 1st of the first part making such sale, on demand, to the first part 1st.

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.

In Witness Whereof, the part 1st of the first part has hereunto set hand and seal the day and year last above written.

Daniel S. Ling, Jr. (SEAL)
Margaret Ling (SEAL)