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To have and to hold the same, with all the easements, rights, privileges and appurtenances aforesaid thereunto belonging unto Mortgagee and to its successors and assigns forever.

WHEREAS Mortgagor covenants and agrees that at the delivery hereof, they are the lawful owners of the premises hereinabove granted and are seized of a good and indefeasible estate of inheritance therein, free and clear of all encumbrances except the following mortgages, to-wit:

A mortgage executed September 11, 1964, and recorded September 15, 1964, in Book 138 at pages 474 - 5, in the office of Register of Deeds, Douglas County, Kansas, in favor of The First National Bank of Lawrence, Lawrence, Kansas, securing a note in the original amount of Twenty Two Thousand Five Hundred and No/100 (\$22,500.00) Dollars;

A mortgage executed September 11, 1964, and recorded September 15, 1964, in Book 138 at pages 475 - 6, in the office of Register of Deeds, Douglas County, Kansas, in favor of The First National Bank of Lawrence, Kansas, securing a note in the original amount of Twenty Two Thousand Five Hundred and no/100 (\$22,500.00) Dollars;

A mortgage executed April 8, 1964, and recorded April 14, 1964, in Book 137 at pages 191 - 4, in the office of Register of Deeds, Douglas County, Kansas, securing a note in the original amount of Seventeen Thousand Five Hundred and No/100 (\$17,500.00) Dollars, which mortgage, by instrument dated June 18, 1964, and recorded August 4, 1964, in Book 138 at page 225, in the office of Register of Deeds, Douglas County, Kansas, was assigned to John Hancock Mutual Life Insurance Company, and, subject, further, to an assignment of rentals dated April 8, 1964, and recorded April 14, 1964, in Book 232, at pages 286 - 8, in the office of Register of Deeds, Douglas County, Kansas, in favor of Paul M. Jones, which assignment of rentals, by instrument executed June 18, 1964, and recorded August 4, 1964, in Book 138 at page 224, in the office of Register of Deeds, Douglas County, Kansas, was assigned to John Hancock Mutual Life Insurance Company;

A mortgage executed April 8, 1964, and recorded April 14, 1964, in Book 137, at pages 195 - 8, in the office of Register of Deeds, Douglas County, Kansas, in favor of Paul M. Jones, securing a note in the original amount of Seventeen Thousand Five Hundred and no/100 (\$17,500.00) Dollars, which mortgage, by instrument executed June 18, 1964, and recorded August 4, 1964, in Book 138 at page 222, in the office of Register of Deeds, Douglas County, Kansas, was assigned to John Hancock Mutual Life Insurance Company, subject, further, to an assignment of rentals executed April 8, 1964, and recorded April 14, 1964, in Book 232 at pages 289 - 91, in the office of Register of Deeds, Douglas County, Kansas, in favor of Paul M. Jones, which assignment of rentals, by instrument executed June 18, 1964, and recorded August 4, 1964, in Book 138 at page 223, in the office of Register of Deeds, Douglas County, Kansas, was assigned to John Hancock Mutual Life Insurance Company;