

M O R T G A G E

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BOOK 150

THIS INDENTURE, Made this 14th day of May, 1968, between Donald E. Elliott and Margaret A. Elliott, his wife, of Lawrence, in the County of Douglas and State of Kansas, parties of the first part, and E. R. Cooper and Bertha V. Cooper, parties of the second part.

WITNESSETH, that the said parties of the first part, in consideration of the sum of THIRTEEN THOUSAND DOLLARS (\$13,000) 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 parties of the second part, and the survivor of them, as joint tenants with right of survivorship and not as tenants in common, the following described real estate situated and being in the County of Douglas and State of Kansas, to-wit:

Lot 5 in Hosford's Second Addition to the  
City of Lawrence, Douglas County, Kansas,

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

And the said parties of the first part do hereby covenant and agree that at the delivery hereof they are the lawful owners of the premises above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances, 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 parties 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 parties of the second part, the loss, if any, made payable to the parties of the second part to the extent of their interest. And in the