

14116

BOOK 151

MORTGAGE

THIS INDENTURE, Made this 17th day of June, 1968, between Paula Rose Charlton, a single person; Robert Sansom Charlton, and Betty Jo Charlton, his wife, herein described as First Parties; Robert J. Moore and Marna Moore, his wife, John M. McGrew and Jill B. McGrew, his wife, and Duane Schwada and Delores Schwada, his wife, herein described as Second Parties; and the Lawrence National Bank and Trust Company, of Lawrence, Kansas, herein described as Third Party.

WITNESSETH, that the said First Parties and Second Parties, in consideration of the sum of THIRTY-FIVE THOUSAND DOLLARS (\$35,000.00), to Second Parties duly paid by Third Party, the receipt of which is hereby acknowledged by Second Parties, have sold, and by this indenture, do grant, bargain, sell and mortgage to Third Party, the following described real estate situated and being in the County of Douglas and State of Kansas, to-wit:

Lot 21 and the North 10 feet of Lot 23
on New Hampshire Street in the City of
Lawrence, together with the permanent
improvements, appurtenances and fixtures
thereunto belonging;

with the appurtenances and all the estate, title and interest of the said First Parties and Second Parties therein.

And the said First Parties do hereby covenant and agree that at the delivery hereof, the said Paula^{Rose} Charlton and Robert Sansom Charlton are the lawful owners of the legal title to said real estate, free and clear of all encumbrances, except as to the equitable title of Second Parties; and the said Second Parties do hereby covenant and agree that at the delivery hereof the said Robert J. Moore, John M. McGrew, and Duane Schwada are the lawful owners of the equitable title of the said real estate, free and clear of all encumbrances, except as to the legal title of First Parties, and Second Parties will warrant and defend the title to said real estate against all parties making lawful claim thereto.