

18786 / MORTGAGE

BOOK 154

This Mortgage, made this September 30, 1969, by Kaw Investments, Incorporated, a Kansas corporation, having its registered office at Lawrence National Bank Building, Lawrence, Kansas, (Kaw) and Jayhawker Investments, Incorporated, a Kansas corporation, having its registered office at Lawrence National Bank Building, Lawrence, Kansas (Jayhawker), to American National Insurance Company, a Texas corporation, having its principal office at Moody Avenue and Market Street in Galveston, Texas (American National), Witnesseth:

Kaw and Jayhawker do hereby mortgage and warrant to American National, its successors and assigns, the real property in Douglas County, Kansas (the "premises" herein) described as follows:

TRACT I:

Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6) and Eight (8) of the Replat of Block A, or Lot A, of Sinclair's Addition to the City of Lawrence, as shown by the recorded Plat thereof;  
And Beginning at a point 120.0 feet North of the Center of Section Thirty-six (36), Township Twelve (12) South, Range Nineteen (19) East of the Sixth Principal Meridian; thence West 188.5 feet; thence North 342.0 feet, more or less, to the South line of Tenth Street extended West from the City of Lawrence; thence East along the South line of said Tenth Street extended West 188.5 feet; thence North 80 feet to the North line of Vacated Tenth Street; thence East along the North line of said Vacated Tenth Street 344.0 feet to the West line of Arkansas Street; thence South 80.0 feet to the South line of Vacated Tenth Street, thence West along the South line of Vacated Tenth Street 167.8 feet; thence South 26 degrees 41 minutes west 131.8 feet; thence South 213.0 feet; thence West 115.95 feet to the point of beginning;  
And Beginning at a point 451 feet due north of the center of Section 36, Township 12 south, Range 19 east; thence West 188.5 feet; thence North 11 feet; thence East 188.5 feet; thence south 11 feet to the point of beginning; in the City of Lawrence, all in Douglas County, Kansas.

TRACT II:

Lot "A" in a RE-PLAT OF GRANDVIEW CLARKSON PLACE SUBDIVISION, an addition to the City of Lawrence, Douglas County, Kansas, according to the recorded plat thereof;

including: Land heretofore or hereafter reverting to the premises upon vacation or abandonment of any adjacent street, alley, road, or right-of-way; the rents and profits of the premises; heating, cooling, electrical, and plumbing fixtures, machinery, and equipment, and other fixtures of whatsoever kind, now or hereafter installed in any building on the premises and intended as a part thereof regardless of their method of attachment thereto; and all Kaw and Jayhawker's right, title, and interest in the premises.

This mortgage is given to secure payment to American National of:

(a) \$1,150,000 plus interest thereon at the rate of 6% per annum from date to maturity and thereafter at the rate of 10% per annum until paid, principal and interest being payable in installments of \$12,777 each on the first day of each month, commencing November 1, 1969, pursuant to Kaw and Jayhawker's note of this date (the "Note" herein); and

(b) any other debts which Kaw and Jayhawker may hereafter during the existence of this mortgage, contract to pay to American National for future loans or advances.

ARTICLE A. Covenants

Kaw and Jayhawker covenant with American National: