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MORTGAGE

BOOK 155

THIS INDENTURE, made this 10th day of December, 1969
by and between CALVARY TEMPLE CHURCH, INC., a Kansas Religious Corporation,
duly licensed and authorized to do business in the State of Kansas, Party
of the First Part, and John Walthall, Clarence Ridenour, and Ray Ridenour,
Parties of the Second Part; said second parties being Trustees designated
as Mortgage Holding Trustees of CALVARY TEMPLE CHURCH, INC., in a Trust
Agreement dated the 10th day of December, 1969

WITNESSETH:

That the said Party of the First Part for and in consideration
of the sum of One Dollar (\$1.00) and other good and valuable consideration
to it in hand paid by the Parties of the Second Part, the receipt whereof
is hereby acknowledged, have granted, bargained and sold and by these
presents do grant, bargain, sell, convey and assign forever, all of the
following described real estate, lying and situated in Douglas County,
Kansas, to-wit:

Lots Twenty Eight (28) and Twenty Nine (29), Block Seventeen (17),
Indian Hills No. 2 and Replat of Block Four (4), Indian Hills, an
Addition to the City of Lawrence, Douglas County, Kansas.

to have and to hold the same, with all and singular the hereditaments and
appurtenances thereunto belonging or in any wise appertaining unto the Parties
of the Second Part and to their successors and assigns forever; and said
Party of the First Part does hereby covenant and agree that at the delivery
hereof, it is the lawful owner of the above described premises and seized
of a good and indefeasible estate of inheritance therein, free and clear
of all encumbrances and that it will warrant and defend the same in the
quiet and peaceable possession of the Parties of the Second Part, their
successors and assigns forever, against the lawful claims of all persons
whomsoever.

PROVIDED ALWAYS, that this instrument is made, executed and
delivered upon the following conditions, to-wit:

First: Said Party of the First Part is justly indebted unto
said Parties of the Second Part in the principal sum of \$30,000.00 lawful
money of the United States of America, evidenced by first mortgage bonds
described as follows:

First mortgage bonds in the aggregate amount of \$30,000.00 in
denominations of \$1,000.00, all bearing interest at eight per
cent (8%) per annum from the first day of December, 1969; said
bonds falling due as specified on and in said bonds over a ten
(10) year period.

The money for interest and principal retirement to be paid by
Party of the First Part to Parties of the Second Part at least
ten (10) days prior to the first day of June and December
commencing June 1, 1970 after issue until paid in full. Said
payments to be made by Party of the First Part to Parties of
the Second Part at Calvary Temple Church, Inc., Lawrence, Kansas.

Said Parties of the Second Part to receive such monies and to
remit same to the bond holders as required in and by said bonds
and under the terms and conditions of the Trust Agreement
heretofore referred to.

Second: The Party of the First Part hereby agrees to pay all
taxes and assessments levied upon said premises when the same are due and

payable and to pay insurance premiums for the amount of insurance here-
inafter specified, and if said taxes or insurance premiums are not so
paid, the Parties of the Second Part, or the legal holder or holders
of this mortgage, may, at their option, without notice, declare the whole
unpaid balance still outstanding and unpaid on the bonds referred to
herein, for which this mortgage is security, due and payable at once,
or in the event some other covenant herein contained is breached, then
it is distinctly understood and agreed that the legal holder or holders
hereof may at their option immediately cause this mortgage to be fore-
closed and shall be entitled to immediate possession of the premises
and the rents, issues and profits therefrom.

Third: Said Party of the First Part hereby agrees to keep all
buildings, fences and other improvements upon said premises in good re-
pair and condition, as the same are in at this time and abstain from the
commission of waste on said premises until the bonds hereby secured are
fully paid, ordinary wear, tear and depreciation expected.

Fourth: Said Party of the First Part hereby agrees to pro-
cure and maintain policies of insurance against loss by fire, wind, tor-
nado and extended coverage on all buildings, erected or to be erected,
upon the above described premises, in some responsible insurance company
to the satisfaction of the legal holder or holders of this mortgage to
the amount of \$30,000.00 or more; loss, if any, payable to the mortgagee
or their assigns, which amount may be reduced as bonds are retired or
called, but in no event is said insurance coverage to be less than the
outstanding balance due on bonds and interest.

For Release of Mortgage See Book 160 Page 309

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