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Reg. No. 4,511
Fee Paid \$187.50

BOOK 156

20212

SECOND MORTGAGE

THIS INDENTURE, made this 22 day of February, 1970, between Medical Arts Building, Inc., a corporation, duly organized, incorporated, and existing under and by virtue of the laws of the State of Kansas, and having its principal place of business at 4th and Maine, Lawrence, Kansas, party of the first part, and The Kansas University Endowment Association, Lawrence, Kansas, party of the second part.

WITNESSETH, that the said party of the first part in consideration of the sum of SEVENTY-FIVE THOUSAND DOLLARS (\$75,000.00), to it duly paid, the receipt of which is hereby acknowledged, has sold, and by this indenture does GRANT, BARGAIN, SELL and MORTGAGE to the said party of the second part the following described real estate situated and being in the County of Douglas and State of Kansas, to-wit:

Lots 41, 43, 45, 47, 49, 85, 87, 89 and 90, except the North 10 feet of said Lot 90, all in Block 21 West Lawrence, Douglas County, Kansas.

The said party of the first part does hereby covenant and agree that at the delivery hereof, it is the lawful owner of the premises above granted and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances, except and subject to the existing First Mortgage of record originally executed in favor of The Lawrence National Bank, Lawrence, Kansas and assigned to The Kansas University Endowment Association, which assignment is recorded in Book 145 of Mortgages, Page 371 in the Office of the Register of Deeds of Douglas County, Kansas, and that it will warrant and defend the same against all parties making lawful claim thereto.

It is agreed between the parties hereto that the party of the first part shall, at all times during the life of this indenture, pay all taxes or assessments that may be taxed or levied upon said real estate when the same become