

BOOK 156

20569

M O R T G A G E

THIS INDENTURE, made on this 10th day of January, 1970, between Calvin, Eddy & Kappelman, Inc., 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 1026 Massachusetts Street, Lawrence, Kansas, party of the first part, and Clifton C. Calvin and Kathryn Loy Calvin, as joint tenants with right of survivorship and not as tenants in common, parties of the second part.

WITNESSETH, that the said party of the first part, in consideration of the sum of TWENTY SIX THOUSAND FOUR HUNDRED (26,400.00) DOLLARS, loaned to Calvin, Eddy & Kappelman, Inc., a Kansas corporation, the receipt of which is hereby acknowledged, has sold, and by this indenture does GRANT, BARGAIN, SELL AND MORTGAGE to the said parties of the second part the following described real estate situated and being in the County of Douglas and State of Kansas, to-wit:

Lot One Hundred Six (106) on Massachusetts Street, in the City of 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 an Agreement for a warranty deed covering the above described real estate between Helen Friend Lindsey and Adrian H. Lindsey, her husband, as sellers and Clifton C. Calvin and William W. Eddy, Jr., as purchasers, such agreement being dated December 4, 1968, and escrowed with the First National Bank of Lawrence, Lawrence, Kansas, a true and exact copy of which is attached hereto and which was assigned to Calvin, Eddy and Kappelman, Inc., under date of January 22, 1969, a true and exact copy of such assignment being attached hereto.

It is agreed between the parties hereto that the party of the first part shall at all times during the life of this