

THIS INDENTURE

Made this 4th day of January
A. D. 1970, between Floyd W. Grant, Jr., and Karren Sue Grant, husband and wife

of Lawrence, in the County of Douglas and State of Kansas
of the first part, and F. Dale Beers and Ruth J. Beers, husband and wife as joint tenants with right of survivorship and not as tenants in common

of the second part.
Witnesseth, That the said parties of the first part, in consideration of the sum of Four Thousand (\$4,000.00) DOLLARS, to them duly paid, the receipt of which is hereby acknowledged, have sold and by these presents do grant, bargain, sell and Mortgage to the said parties of the second part their heirs and assigns forever, all that tract or parcel of land situated in the County of Douglas and State of Kansas, described as follows, to-wit:

The North 75 feet of the South Half of the following described tract: Beginning at a point on the North Right-of-Way line of State Highway #10, 474 feet East and 67.3 feet North of the Southwest corner of Section 5, Township 13 South, Range 20 East, thence North parallel with the West line of said Section 641.8 feet, thence South 89 degrees East 148.70 feet; thence South parallel with West line of said Section 641.8 feet more or less to the North right of way of State Highway #10; thence West along the North right of way of said Highway #10 a distance of 148.70 feet more or less to the point of beginning; and, also, easement for driveway over and across the following described tract: Beginning at a point on the North Right-of-Way line of State Highway #10, 474 feet East and 67.3 feet North of the Southwest corner of Section 5, Township 13, South, Range 20 East, thence North parallel with the West line of said Section 245.9 feet; thence East 20 feet; thence South parallel with the West line of said Section 245.9 feet to the North right of way line of State Highway #10 thence West along said right of way line to the point of beginning;

with all the appurtenances, and all the estate, title and interest of the said parties of the first part therein.
And the said Floyd W. Grant, Jr., and Karren Sue Grant do hereby covenant and agree that at the delivery hereof they are 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 a first mortgage to Kaw Valley State Bank, Eudora, Kansas in the sum of \$15,000.00

This grant is intended as a mortgage to secure the payment of Four thousand (\$4,000.00) Dollars, according to the terms of one certain note this day executed and delivered by the said Parties of the First Part to the said parties of the second part payable in monthly installments of \$179.10 each together with interest thereon at the rate of 7½% per annum from date hereof beginning on the 4th day of February, 1971

and this conveyance shall be void if such payments be made as herein specified. But if default be made in such payments, or any part thereof, or interest thereon, or the taxes, or if the insurance is not kept up thereon, then this conveyance shall become absolute, and the whole amount shall become due and payable, and it shall be lawful for the said parties of the second part their executors, administrators and assigns, at any time thereafter, to sell the premises hereby granted, or any part thereof, in the manner prescribed by law; and out of all the moneys arising from such sale to retain the amount then due for principal and interest, together with the costs and charges of making such sale, and the overplus, if any there be, shall be paid by the parties making such sale, on demand to said Parties of the First Part, their

heirs and assigns
It is understood and agreed that this mortgage is a second mortgage and is subject and inferior to the above described first mortgage to the Kaw Valley State Bank, Eudora, Kansas

In Witness Whereof, The said parties of the first part have hereunto set their hands and seal the day and year first above written.
Signed, Sealed and delivered in presence of

Floyd W. Grant, Jr. (SEAL)
Floyd W. Grant, Jr. (SEAL)
Karren Sue Grant (SEAL)
Karren Sue Grant (SEAL)