

MORTGAGE

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162-T.W.

Hall Litho. Co., Inc., Topeka

BOOK 160

THIS INDENTURE, Made this 1st day of June A. D. 19 71

between Superior Distributors, Inc., a Kansas Corporation and Dan L. Moore, an individual of Jefferson County, in the State of Kansas, of the first part and Fred L. Cooper and Alita York Cooper, his wife of Douglas County, in the State of Kansas, of the second part:

WITNESSETH, That said parties of the first part, in consideration of the sum of Three Thousand Six Hundred Twenty-Two..... and <sup>15</sup>/<sub>100</sub> DOLLARS, the receipt of which is hereby acknowledged, do by these presents, grant, bargain, sell and convey unto said parties of the second part, their heirs and assigns, all the following described Real Estate, situated in Douglas County, and State of Kansas, to wit:

The South One-Half (S 1/2) of Lot Ninety-Nine (99), and all of Lot One Hundred One (101) on Rhode Island Street, City of Lawrence, in Douglas County, Kansas;

Said parties of the first part do hereby covenant and agree that at the delivery of this instrument they are the lawful owners of the premises above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances except First Mortgage of record to Lawrence National Bank and that they will warrant and defend the same against all claims whatsoever.

TO HAVE AND TO HOLD THE SAME, Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, forever.

Said parties of the first part hereby agree to pay all taxes assessed on said premises before any penalties or costs shall accrue on account thereof, and to keep the said premises insured in favor of said mortgagee in the sum of DOLLARS in some insurance company satisfactory to said mortgagee.

PROVIDED, ALWAYS, And these presents are upon this express condition, that whereas, said Superior Distributors, Inc. and Dan L. Moore

have this day executed and delivered a certain promissory note in writing to said parties of the second part, of which the following XXXXXXXXXXXXXXXX cop XXXXXXX:

NOW, if said parties of the first part shall pay or cause to be paid to said parties of the second part, their heirs or assigns, said sum of money in the above described note mentioned, together with the interest thereon, according to the terms and tenor of the same, then these presents shall be wholly discharged and void; and otherwise shall remain in full force and effect. But if said sum or sums of money, or any part thereof, or any interest thereon, is not paid when the same is due, or if the taxes and assessments of every nature which are or may be assessed and levied against said premises, or any part thereof, are not paid when the same are by law made due and payable, or if insurance premiums are not paid when due, then the whole of said sum and sums, and interest thereon, shall and by these presents become due and payable at the option of the holder hereof, and said parties of the second part shall be entitled to the possession of said premises.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands, the day and year first above written.

ATTEST:

*Robert J. Bernica*  
Secretary of Superior Distributors, Inc.

By: *Wm J. McNeive*  
Executive Vice - President

*Dan L. Moore*  
Dan L. Moore

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STATE OF KANSAS, Shawnee COUNTY, ss.

BE IT REMEMBERED, That on this 1st day of June A. D. 19 71 before me, the undersigned, a Notary Public in and for the County and State aforesaid, came William J. McNeive & Robert J. Bernica, Exec. Vice-President and Secretary of Superior Distributors, Inc., and Dan L. Moore who are personally known to me to be the same persons who executed the within instrument of writing, and such persons have duly acknowledged the execution of the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my seal, the day and year last above written.

*Ann Henderson*  
Ann Henderson Notary Public.

ASSIGNMENT

KNOW ALL MEN BY THESE PRESENTS:

Recorded June 2, 1971 at 4:16 P.M.

*Janice Beem* Register of Deeds