

MORTGAGE BOOK 162 26324

(No. 52K)

MESERAULL PRINTING INC. FNB-F127

This Indenture, Made this 10th day of August, 1971 between
Herman Cohen and Selma Cohen, his wife

of Lawrence, in the County of Douglas and State of Kansas
parties of the first part, and THE FIRST NATIONAL BANK OF LAWRENCE, Lawrence, Kansas
part Y of the second part.

Witnesseth, that the said part of the first part, in consideration of the sum of
Twenty thousand and no/100-----DOLLARS
to them duly paid, the receipt of which is hereby acknowledged, have sold, and by
this indenture do GRANT, BARGAIN, SELL and MORTGAGE to the said part Y of the second part, the
following described real estate situated and being in the County of Douglas and State of
Kansas, to-wit:

Lot 38 on Pennsylvania Street, in the City of Lawrence, Douglas
County, Kansas,

Lots 17, 19, 21 and 23 on Delaware Street, and beginning at a point
117 feet East of the Northwest corner of said Lot No. 17, on Delaware
Street, thence South 200 feet, thence West 76 feet, thence North along
the East lines of Lots 23, 21, 19 and 17, on Delaware Street to the
North line of said Lot 17 on Delaware Street, thence East to the
place of beginning, also beginning 117 feet East of the Southwest
corner of Lot 23 on Delaware Street, thence South 18 feet, thence
East 30 feet, thence North 118 feet, thence West 30 feet, thence
South 100 feet to the place of beginning, all in the City of
Lawrence, Douglas County, Kansas.

with the appurtenances and all the estate, title and interest of the said parties of the first part therein.

And the said parties of the first part do hereby covenant and agree that at the delivery hereof they are the lawful owner S
of the premises above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances.

and that they will warrant and defend the same against all parties making lawful claim thereto.

It is agreed between the parties hereto that the parties of the first part shall at all times during the life of this indenture, pay all taxes
and assessments that may be levied or assessed against said real estate when the same becomes due and payable, and that they will
keep the buildings upon said real estate insured against fire and tornado in such sum and by such insurance company as shall be specified and
directed by the parties of the second part, the loss, if any, made payable to the parties of the second part to the extent of its
interest. And in the event that said parties of the first part shall fail to pay such taxes when the same become due and payable or to keep
said premises insured as herein provided, then the parties of the second part may pay said taxes and insurance, or either, and the amount
to paid shall become a part of the indebtedness, secured by this indenture, and shall bear interest at the rate of 10% from the date of payment
until fully repaid.

THIS GRANT is intended as a mortgage to secure the payment of the sum of
Twenty Thousand and no/100-----DOLLARS,

according to the terms of One certain written obligation for the payment of said sum of money, executed on the 10th
day of August 1971, and by its terms made payable to the parties of the second
part, with all interest accruing thereon according to the terms of said obligation and also to secure any sum or sums of money advanced by the
said parties of the second part to pay for any insurance or to discharge any taxes with interest thereon as herein provided, in the event
that said parties of the first part shall fail to pay the same as provided in this indenture.

And this conveyance shall be void if such payments be made as herein specified, and the obligation contained therein fully discharged.
If default be made in such payments or any part thereof or any obligation created thereby, or interest thereon, or if the taxes on said real
estate are not paid when the same become due and payable, or if the insurance is not kept up, as provided herein, or if the buildings on said
real estate are not kept in as good repair as they are now, or if waste is committed on said premises, then this conveyance shall become absolute
and the whole sum remaining unpaid, and all of the obligations provided for in said written obligation, for the security of which this indenture
is given, shall immediately mature and become due and payable at the option of the holder hereof, without notice, and it shall be lawful for
the said parties of the second part to take possession of the said premises and all the improve-
ments thereon in the manner provided by law and to have a receiver appointed to collect the rents and benefits accruing therefrom; and to
sell the premises hereby granted, or any part thereof, in the manner prescribed by law, and out of all moneys arising from such sale to
retain the amount then unpaid of principal and interest, together with the costs and charges incident thereto, and the overplus, if any there be,
shall be paid by the parties of the second part making such sale, on demand, to the first parties.

It is agreed by the parties hereto that the terms and provisions of this indenture and each and every obligation therein contained, and all
benefits accruing therefrom, shall extend and inure to, and be obligatory upon the heirs, executors, administrators, personal representatives,
assigns and successors of the respective parties hereto.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals the day and year
last above written.

Herman Cohen (SEAL)
Selma Cohen, his wife (SEAL)