

MORTGAGE 43418 BOOK 99

THIS MORTGAGE, made this 1st day of February, 1951, by and between

THE SIGMA ALPHA EPSILON FRATERNAL ASSOCIATION, a Kansas corporation,

and

Mortgagee,

COMMERCE TRUST COMPANY, a Missouri corporation,

Mortgagee.

WITNESSETH: That

WHEREAS, Mortgagee, for and in consideration of the sum of FIFTY THOUSAND AND NO/100 (\$50,000.00) DOLLARS to him in hand paid by said Mortgagee, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell, convey, mortgage and warrant unto said Mortgagee and to his heirs and assigns forever, all of the following described real estate situated in the County of Douglas, State of Kansas, to wit:

All of Lots 1, 2, 3, 18, 19 and 20, and the North 22½ feet of Lot 4; also the North 22½ feet of Lot 17, UNIVERSITY HEIGHTS, an addition to the City of Lawrence, in Douglas County, Kansas.

Subject to any and all reservations, restrictions, covenants and easements of record.

Together with all buildings, appurtenances and improvements thereon situate or which may hereafter be erected or placed thereon, including fixtures of whatever kind and nature, screens, shades, curtain rods, awnings and storm sash, and all other articles now provided for tenant use, and all right, title and interest of Mortgagee in and to all streets, boulevards, avenues or other public thoroughfares in front of and adjoining the above described premises, including all easements, licenses and rights-of-way thereunto attached or belonging and also all the right, title and interest of Mortgagee in and to all strips and gores of land adjacent to said premises.

TO HAVE AND TO HOLD THE SAME, with all the easements, rights, privileges and appurtenances aforesaid thereunto belonging unto Mortgagee and to his heirs and assigns forever.

WHEREAS, Mortgagee covenants and agrees that at the delivery hereof he is the lawful owner of the premises hereinabove granted and is seized of a good and indefeasible estate of inheritance therein, free and