

AMORTIZATION MORTGAGE

Loan No.

THIS INDENTURE, Made this 18th day of AUGUST, 1972, between

GEORGE MURPHY and LOTTIE MURPHY aka LOTTIE McCANN MURPHY, his wife

of the County of DOUGLAS, and State of KANSAS, hereinafter called mortgagor, whether one or more, and THE FEDERAL LAND BANK OF WICHITA, Wichita, Kansas, hereinafter called mortgagee.

WITNESSETH: That said mortgagor, for and in consideration of the sum of ONE THOUSAND EIGHT HUNDRED and NO/100 (\$1800.00) DOLLARS, in hand paid by mortgagee, receipt of which is hereby acknowledged, mortgages to said mortgagee, all of the following described real estate situate in the County of DOUGLAS, and State of KANSAS, to-wit:



TRACT I

The East Sixty (60) acres of the West Half (W 1/2) of the South-west Quarter (SW 1/4) of Section Twenty-nine (29), Township Twelve (12) South, Range Eighteen (18) East of the 6th P. M.

TRACT II

The North Sixty (60) acres of the Northeast Quarter (NE 1/4) of Section Thirty-two (32), Township Twelve (12) South, Range Eighteen (18) East of the 6th P. M.

CONTAINING in all 120 acres, more or less, according to the U. S. Government Survey thereof.

Together with all privileges, hereditaments and appurtenances therunto belonging, or in any wise appertaining, including all water, irrigation and drainage rights of every kind and description, however evidenced or manifested, and all rights-of-way, easements and fixtures belonging to or used in connection therewith, whether owned by mortgagor at the date of this mortgage, or thereafter acquired.

This mortgage is given to secure the payment of a promissory note of even date herewith, executed by mortgagor to mortgagee, in the amount of \$ 1800.00, with interest at the rate of 4% per cent per annum, said principal, with interest, being payable on the amortization plan in semi-annual installments, the last installment being due and payable on the first day of DECEMBER, 1972, and providing that defaulted payments shall bear interest at the rate of six per cent per annum.

Mortgagor hereby covenants and agrees with mortgagee as follows:

- 1. To be law lawfully seized of the fee simple title to all of said above described real estate; to have good right to sell and convey the same; that the same is free from all encumbrances; and to warrant and defend the same therein against the lawful claims or demands of all persons whomsoever.
- 2. To pay when due all payments provided for in the note(s) secured hereby.
- 3. To pay when due all taxes, liens, judgments, or assessments which may be lawfully assessed or levied against the property herein mortgaged.
- 4. To insure and keep insured buildings and other improvements now on, or which may hereafter be placed on, said premises against loss or damage by fire and/or tornado, in companies and amounts satisfactory to mortgagee, any policy evidencing such insurance to be deposited with, and loss thereunder to be payable to mortgagee as the interest may appear. At the option of mortgagor, and subject to general regulations of the Federal Land Bank of Wichita, Kansas, monies so received by mortgagee may be used to pay for reconstruction of the buildings and other improvements (s); or, if not so applied may, at the option of mortgagee, be applied in payment of any other monies, matured or unmatured, secured by this mortgage.

For Amortization Agreement see Case 13 of page 72