## AMORTIZATION MORTGAGE

Loan No.

4

47572

BOOK 102

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THIS INDENTURE, Made this 25th

day of AUGUST

, 19 52 , between

MALTER NIEDER and GLADYS J. NIEDER, 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 mortgage.

WITNESSETH: That said mortgagor, for and in consideration of the sum of By

EIGHT THOUSAID OF HUNDIED and NO/LOO (\$8100.00).

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:

The North Helf (No) of the Northeast Quarter (NE); East Twenty (20) acres of the East Half (E) of the Northwest Quarter (NV); The West Sixty (60) acres of the East Half (E) of the Northwest Quarter (NV), less 3 acres, more or less, beginning at a point on the North line of the Northwest Quarter (NV) of Section Fourteen (14), a point being 453 feet west of the Northeast corner of the Northwest Quarter (NV) of said section, thence South 502 feet, thence West 67 feet, thence South 67 feet, thence West 299 feet, thence Horth 369 feet to the North line of said Section, thence East 366 feet to the point of beginning, all being in Section 14, Township 13 South, Range 19 East of the 6th P. 11.

CONTAINING in all 157 acres, more or less, according to the U.S. Government Survey thereof.

Together with all privileges, hereditaments and appurtenances thereunto 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, apparatus and fixtures belonging to or used in connection therewith, whether owned by mortgager 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 mortgage, in the amount of \$ 8100.00 , 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 , 19 85, 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:

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- 1. To be now 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 title thereto against the lawful claims or demands of all persons whomsoever.
- 2. To pay when due all payments provided for in the note(a) secured hereby."
- 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 damsigs by fire and/or termade, in companies and amounts satisfactory to merigages, any policy evidencing such insurance to be deposited with, and loss thereunder to be payable to, merigages as its interest may appear. At the option of mortgages and aubject to general regulations of the Farm Credit Administration, sums so received by mortgages may be used to pay for reconstruction of the destroyed improvement(s); or, if not so applied may, at the option of mortgages, be applied in payment of any indubtedness, matured or unmatured, secured by this mortgage.