

50588 BOOK 105

KANSAS MORTGAGE.

THIS MORTGAGE, Made this 12th day of October A. D., 1953
by and between James B. Smith and Marilyn E. Smith, his wife, and
Donald O. Nutt and Ruth Ann Nutt, his wife
of the County of Jackson, and State of Missouri, parties
of the first part, for the purpose of this instrument hereinafter called MORTGAGOR, and KANSAS CITY
LIFE INSURANCE COMPANY, a Missouri Corporation, of Kansas City, Missouri, party of the second
part, for the purpose of this instrument hereinafter called MORTGAGEE:

WITNESSETH: That said MORTGAGOR for and in consideration of the sum of Thirteen Thousand and no/100 (\$13,000.00) DOLLARS,
paid to said mortgagor by said mortgagee, the receipt of which is hereby acknowledged, does by these pres-
ents Grant, Bargain, Sell and Convey unto the said mortgagee, its successors and assigns, all of the following
described real estate situated in the County of Douglas and State of Kansas, to-wit:

All of Lots Thirty-six (36) and Thirty-seven (37)
on Ames Street in the City of Baldwin City, Kansas,
according to the recorded plat thereof, together
with and subject to all easements and restrictions
of record.

Together with all right, title and interest of the mortgagors in and
to that certain lease dated June 1, 1953 by and between the mortgagors
herein as Lessors and the Standard Oil Company, an Indiana Corporation,
as Lessee, covering the above described property, said lease being
for a term of ten years.

In addition to the monthly payments of principal and interest payable
under the terms of the note hereby secured, mortgagors covenant and
agree to pay on the first day of each month, until the indebtedness
is paid, 1/12 of the annual taxes and assessments levied or to be
levied against the property herein described and 1/12 of the annual
hazard insurance premium; said funds to be held in trust by the mortgagee
and paid by it on taxes before delinquent and on insurance premiums when
due. Mortgagors further covenant and agree that if the reserve is not
sufficient to take care of all items, upon notice of the amount of the
deficiency, they will immediately pay same to the mortgagee.