

54138 BOOK 107

## AMORTIZATION MORTGAGE

Loan No.

THIS INDENTURE, Made this 21st day of OCTOBER, 1954, between

GEORGE ELMER TROWBRIDGE and NADINE J. TROWBRIDGE, 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

FIVE THOUSAND THREE HUNDRED and NO/100 (\$5300.00). . . . . 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

Commencing at the Northwest corner of the Northeast Quarter of Section Fourteen, Township Twelve South, Range Seventeen East of the 6th P. M., thence South 515 feet more or less to the Lawrence and Topeka Road, thence East along said Road 25 1/2 rods, thence North 515 feet more or less to the Section line, thence West 25 1/2 rods to the place of beginning, except one-half acre in the Southeast corner thereof 8 rods East and West and 13 1/3 rods North and South, containing 4 1/2 acres more or less, and less the .12 of an acre deeded in Book 104 at Page 563 for Fort to Fort Highway to Board of County Commissioners of Douglas County, Kansas; and,

The West Half of the Southeast Quarter of Section Eleven, Township Twelve South, Range Seventeen East of the 6th P. M.

TRACT II

The East twenty acres of the South One Half of the Northwest Quarter of Section Thirteen, Township Twelve South of Range Seventeen East of the 6th P. M.

CONTAINING in all 104 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 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 \$ 5300.00, 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, 1974, 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 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(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 less thereunder to be payable to, Farm Credit Administration, sums so received by mortgagee may be used to pay for reconstruction of the destroyed improvement(s); or, if not so applied may, at the option of mortgagee, be applied in payment of any indebtedness, matured or unmatured, secured by this mortgage.
5. To use the proceeds from the loan secured hereby solely for the purposes set forth in mortgagor's application for said loan.
6. Not to permit, either wilfully or by neglect, any unreasonable depreciation in the value of said premises or the buildings and improvements situate thereon, but to keep the same in good repair at all times; not to remove or permit to be removed from said premises any buildings or improvements situate thereon; not to commit or suffer waste to be committed upon the premises; not to cut or remove any timber therefrom, or permit same, excepting such as may be necessary for ordinary domestic purposes; and not to permit said real estate to depreciate in value because of erosion, insufficient water supply or for inadequate or improper drainage or irrigation of said land.