

60836 BOOK 113

108A REV. 9-46

## AMORTIZATION MORTGAGE

Loan No.

THIS INDENTURE, Made this 25th day of SEPTEMBER, 1956, between

RAYMOND B. LADUKE and EDITH E. LADUKE, his wife  
and ARTHUR E. LADUKE and FRED A. LADUKE, his wifeof 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

SIX THOUSAND FIVE HUNDRED and NO/100 (\$6,500.00) . . . . . DOLLARS,  
in hand paid by mortgagee, receipt of which is hereby acknowledged, mortgages to said mortgagee, all of the following de-  
scribed real estate situate in the County of DOUGLAS, and State of KANSAS, to-wit:

The Southwest Quarter of Section Thirty-two (32), Township Eleven (11) South, Range Eighteen (18) East, less the following described tracts:  
Beginning at the Southwest corner of the Southwest Quarter of said Section 32, thence North 12 2/3 rods; thence East 12 2/3 rods; thence South 12 2/3 rods; thence West 12 2/3 rods to place of beginning, containing one acre, more or less; also less  
Commencing at the Southeast corner of the Southwest Quarter of Section Thirty-two (32), Township Eleven (11) South, Range Eighteen (18) East, in Douglas County, Kansas, thence North 300 feet, thence West 483 feet, thence South 300 feet to the South line of said Quarter Section, thence East 483 feet to beginning; also less  
Commencing at a point on the East line of the Southwest Quarter of Section Thirty-two (32), Township Eleven (11) South, Range Eighteen (18) East, that is 300 feet North of the Southeast corner of said Quarter; thence West parallel with the South line of said Quarter 451 feet; thence North to a point that is 18 1/3 rods North of the South line of said Quarter; thence East parallel with the South line of said Quarter 451 feet to the East line of said Quarter; thence South to beginning, all in Douglas County, Kansas.

CONTAINING in all 157 acres, more or less, according to the United States 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 \$ 6,500.00, 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, 1959, 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 loss thereunder to be payable to mortgagee as its interest may appear. At the option of mortgagor, and subject to general regulations of the 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.