

REAL ESTATE MORTGAGE

870-2

61623 BOOK 114

Hall Litho. Co., Topeka

This Indenture, Made this 12th day of January in the year of our Lord one thousand nine hundred fifty-seven between

William R. Dennis and Edith Dennis, husband and wife
in the County of Douglas and State of Kansas, of the first part, and Home State
Bank, Horton, Kansas of the second part.

WITNESSETH, That the said parties of the first part, in consideration of the sum of Three Thousand
and no/100 DOLLARS, to them duly paid, the receipt
of which is hereby acknowledged, have sold and by these presents do grant, bargain, sell and mortgage to the said
part y of the second part, its/ successors heirs and assigns, forever, all that tract or parcel of land situated in the County
of Douglas and State of Kansas, described as follows, to-wit: Lot number one hundred
sixty nine (169) on Rhode Island Street, in the City of Lawrence, otherwise
known as 111 Rhode Island Street

with the appurtenances, and all the estate, title and interest of the said part 108 of the first part therein. And the said

William R. Dennis and Edith Dennis

do hereby covenant and agree that at the delivery hereof they are the lawful owner of the premises above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances, without exception.

and that they will warrant and defend the same against all claims whatsoever. This grant is intended as a Mortgage to secure the payment of the sum of Three Thousand and no/100 DOLLARS.

according to the terms of one certain promissory note this day executed by the
said to the said part V of the second part

said note being given for the sum of Three Thousand and no/100 DOLLARS.

dated January 12th 1957, due and payable in monthly installments ~~per~~ ~~XXXXXX~~

with interest thereon from the date thereof until paid, according to the terms of said note _____

And this conveyance shall be void if such payment is be made as in said note ~~XXXXXXX~~ and as is hereinafter specified. And the said part 1st of the first part hereby agree to pay all taxes assessed on said premises before any penalties or costs shall accrue on account thereof, and to keep the said premises insured in favor of said mortgagee in the sum of Five Thousand Dollars or more ~~XXXXXXX~~ in some insurance company satisfactory to said mortgagee, in default whereof the said mortgagee may pay the taxes and accruing penalties, interest and costs, and insure the same at the expense of the part 2nd of the first part; and the expense on account of accruing penalties, interest and costs, and insurance, shall from the payment thereof be and become an additional lien under this mortgage upon the above-described premises, and shall bear interest at the rate of ten per cent per annum. But if default be made in such payment or any part thereof, or interest thereon, or the taxes assessed on said premises, or if the insurance is not kept up thereon, then this conveyance shall become absolute, and the whole principal of

said note _____, and interest thereon, and all taxes and accruing penalties and interest and costs thereon remaining unpaid or which may have been paid by the part Y of the second part, and all sums paid by the part Y of the second part for

insurance shall be due and payable, or not, at the option of the part Y of the second part; and it shall be lawful for the successors

part of the second part, 48/ ~~Yves Rochon and his assigns~~ and assigns, at any time thereafter, to sell the premises hereby granted, or any part thereof, in the manner prescribed by law, appraisement hereby waived or not, at the
SUCCESSORS

option of the part Y of the second part, 16A / ~~the party, vendor, donor or assigns~~ or assigns; and out of all the moneys arising from such sale to retain the amount then due or to become due according to the conditions of this instrument, together with the costs and charges of making such sale, and the overplus, if any there be, shall be paid by the party Y

making such sale, on demand, to the said mortgagors or their heirs or assigns.

And as additional and collateral security for the payment of this mortgage, the interest thereon and the taxes on said land, the undersigned hereby transfers, sets over and conveys to the mortgagee, all rents, royalties, bonuses, delay moneys or other income that may from time to time become due and payable under any oil, gas, mineral or other lease/s of any kind now existing or that may hereafter be executed or come into existence, covering the land described herein, or any portion thereof, with authority to collect the same, and the undersigned hereby agrees to execute, acknowledge and deliver to the mortgagee, its successors or assigns, such deeds or other instruments as the mortgagee may now or hereafter require in order to facilitate the payment to it of said rents, royalties, bonuses, delay moneys or other income which rights to be exercised by the mortgagee; and the undersigned hereby agrees to defend and comply with the terms of this mortgage and the terms thereof secured; this assignment to terminate and become void upon the payment and release of this said mortgage. Should operation under any oil, gas, mineral or other lease seriously depreciate the value of said land for general farming purposes, all notes secured by this mortgage shall thereupon become due and payable.

IN TESTIMONY WHEREOF, The said parties of the first part do hereby set their hands and seals the day and year first above written.

Signed and delivered in the presence of

William R. Dennis (Seal)
William R. Dennis (Seal)
Edith Dennis (Seal)
Edith Dennis (Seal)