

MORTGAGE

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If MORTGAGORS fail, neglect or refuse to pay taxes levied and assessed against said premises, or fail to maintain insurance as required herein, MORTGAGEE may pay said taxes and insurance premiums, and the payments so made shall become a part of the principal of the indebtedness secured hereby, and bear interest at six per cent (6%) per annum from the date of payment.

MORTGAGORS hereby transfer and set over to MORTGAGEE, up to the amount of the total indebtedness secured hereby, all awards or damages in connection with the condemnation of any of said property for public use or for injury to any thereof, such moneys so received to be credited on the indebtedness secured hereby.

Time is of the essence hereof, and if default be made in making any payment under said promissory note, as provided therein, or in making any other payment as herein provided, or if default be made in the performing of any covenant and agreement of the MORTGAGORS contained herein, the MORTGAGEE, at his option and without notice, may declare the whole of said indebtedness due and payable, and may enforce any of the rights which accrue to MORTGAGEE hereunder.

IN WITNESS WHEREOF, MORTGAGORS have hereunto set their hands the day and year first above written.

William B. Duncan
William B. Duncan

Beulah T. Duncan
Beulah T. Duncan

STATE OF KANSAS }
SHAWNEE COUNTY } ss

BE IT REMEMBERED, That on this 14th day of July, 1960, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came WILLIAM B. DUNCAN and BEULAH T. DUNCAN, his wife, who are personally well known to me to be the same persons who executed the foregoing instrument of writing, and such persons duly acknowledged the same.

IN WITNESS WHEREOF, I have hereunto affixed my Notarial Seal the day and year first above written.

(SEAL)

My Commission expires: _____

Mary E. Maurer
Notary Public

Recorded July 15, 1960 at 1:35 P.M.

Harold A. Beck Register of Deeds
By: Janice Beem Deputy