

Reg. No. 17,962  
Fee Paid \$25.00

MORTGAGE

16-2-T. W.

Hall Litho. Co., Topeka

81030 BOOK 131

THIS INDENTURE, Made this second day of July

A. D. 1962

between William L. Jungmann and Mary W. Jungmann, his wife,

of Douglas County, in the State of Kansas,

, of the first part

and Bruce H. Carter or Geneva M. Carter, his wife

of Shawnee County, in the State of Kansas

, of the second part:

WITNESSETH, That said parties of the first part, in consideration of the sum of (\$ 10,000.00 )

Ten thousand

and no DOLLARS,  
100

the receipt of which is hereby acknowledged, do by these presents, grant, bargain, sell and convey unto

said parties of the second part, their heirs and assigns, all the following described Real Estate,

situated in Douglas County, and State of Kansas to wit:

Lot 1 (one), in Block "A", in University Field Subdivision number 4 (four),

in the City of Lawrence, commonly known as 1745 West 20th Street.

Said parties of the first part do hereby covenant and agree that at the delivery of this instrument they are the lawful owners of the premises above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances except a first mortgage to Capital Federal Savings & and that they will warrant and defend the same against all claims whatsoever. in the amount of \$ 1,000.00 dated June 20, 1962

TO HAVE AND TO HOLD THE SAME, Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, forever.

Said parties 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 ten thousand DOLLARS in some insurance company satisfactory to said mortgagee.

PROVIDED, ALWAYS, And these presents are upon this express condition, that whereas, said parties of the first part

have this day executed and delivered a certain promissory note in writing to said parties of the second part, of which the following is a copy:

Lawrence, Kansas  
July 3, 1962

For value received the undersigned promise to pay to the order of Bruce H. Carter or Geneva M. Carter, in Topeka, Kansas, the sum of \$10,000.00 with interest at the rate of 4 1/2 % per annum. The principal and interest shall be payable as follows: Interest only shall be paid semiannually on Dec. 31 and June 30 of each year with the first semiannual interest payment due Dec. 31, 1962. Beginning on or before January 10, 1973, the undersigned shall pay monthly principal and interest installments of \$75.23 and a like sum on or before the 10th day of each succeeding month until the entire indebtedness hereunder, including principal and interest, is paid in full. The undersigned shall have the right to prepay at any time. The undersigned further agree to pay all real estate taxes that shall come due during the life of this note and to maintain hazard insurance an amount and policy acceptable to Bruce H. Carter and Geneva M. Carter.

NOW, If said parties of the first part shall pay or cause to be paid to said parties of the second part, their heirs or assigns, said sum of money in the above described note mentioned, together with the interest thereon, according to the terms and tenor of the same, then these presents shall be wholly discharged and void; and otherwise shall remain in full force and effect. But if said sum or sums of money, or any part thereof, or any interest thereon, is not paid when the same is due, or if the taxes and assessments of every nature which are or may be assessed and levied against said premises, or any part thereof, are not paid when the same are by law made due and payable, or if insurance premiums are not paid when due, then the whole of said sum and sums, and interest thereon, shall and by these presents become due and payable at the option of the holder hereof, and said parties of the second part shall be entitled to the possession of said premises.

IN WITNESS WHEREOF, The said parties of the first part have herunto set their hand the day and year first above written.

William L. Jungmann  
Mary W. Jungmann