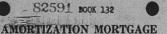
\_ 82591 BOOK 132



Loan No.

A COMPANY

THIS INDENTURE. Made this

21st day of NOVEMBER , 19 62 , between

HAROLD HUSTON and WILMA FERNE HUSTON, 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 mortgages.

rtgagor, for a consideration of the sum of scribed real estate situate in the County of DOUGLAS , and State of KANSAS

> Southwest Quarter of Section 7, Township 15 South, Range 18 East of the 6th P.M.

CONTAINING in all 1h9.h8 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,

This mortgage is given to secure the payment of a promissory note of even date herewith, executed by mortgagor to mortgage, in the amount of \$ 8,000,00 , with interest at the rate of 5 per cent per annum, said principal, with interest, being payable on the amortization plan in installments, the last installment being due and payable on the first day of DECEMBER , 19 87 , and providing that defaulted payments shall bear interest at the rate of six per cent gagee, in the amount of \$ 8,000.00 per annum.

Mortgagor hereby covenants and agrees with mortgagee as follows:

- 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.
- To pay when due all taxes, liens, judgments, or assessments which may be lawfully assessed or levied gainst 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 mortgage, or, 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 mortgage cation 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 sane, excepting such as may be necessary for ordinary domestic purposes; and not to permit said real estate to depreciate in value because of crosion, insufficient water supply or for inadequate or improper drainage or trigation of said land.