

108-A REV. 4-58

82662 BOOK 132

AMORTIZATION MORTGAGE

Loan No.

THIS INDENTURE, Made this 13th day of NOVEMBER, 1962, between

RAYMOND B. LADUKE and EDITH E. LADUKE, his wife
and

ARTHUR E. LADUKE and FRED A. LADUKE, 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
mortgagee.WITNESSETH: That said mortgagor, for and in consideration of the sum of
TWELVE THOUSAND and NO/100 (\$12,000.00) 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:TRACT IThe Southwest Quarter of Section 32, Township 11 South, Range 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 lessCommencing at the Southeast corner of the Southwest Quarter of
Section 32, Township 11 South, Range 18 East, in Douglas County,
Kansas, thence North 300 feet, thence West 183 feet, thence South
300 feet to the South line of said Quarter Section, thence East
183 feet to beginning; also lessCommencing at a point on the East line of the Southwest Quarter
of Section 32, Township 11 South, Range 18 East, that is 300 feet
North of the Southeast corner of said Quarter; thence West parallel
with the South line of said Quarter 151 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 151 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.TRACT IIThe East Half of the Northeast Quarter of Section 6, Township 12
South, Range 18 East; and the Northwest Quarter of the Northeast
Quarter of Section 6, Township 12 South, Range 18 East of the 6th
P.M., all in Douglas County, Kansas. Containing in all 115.77
acres, more or less.CONTAINING in all 272.77 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 mort-
gagee, in the amount of \$ 12,000.00, with interest at the rate of 12 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, 1987, 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 appli-
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 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.