

**REAL ESTATE MORTGAGE FOR KANSAS**  
(INSURED INDIVIDUAL FO, LH OR SW LOAN)

KNOW ALL MEN BY THESE PRESENTS, Dated October 10, 1963

WHEREAS, the undersigned Robert Dean Pringle and Gloria Maxine Pringle

residing in Douglas County, Kansas, whose post office

address is Route 1, Baldwin Kansas,  
herein called "Borrower," are (is) justly indebted to the United States of America, acting through the Farmers  
Home Administration, United States Department of Agriculture, herein called the "Government," as evidenced by a

certain promissory note, herein called "the note," dated October 10, 1963, for the principal sum of  
Sixteen Thousand Five Hundred and no/100 Dollars (\$ 16,500.00), with interest at  
the rate of Five percent (5%) per annum, executed by Borrower and payable to the order

of the Government in installments as specified therein, the final installment being due on October 10, 2003,  
which note authorizes acceleration of the entire indebtedness at the option of the Government upon any default by  
Borrower; and

WHEREAS, the note evidences a loan to Borrower in the principal amount specified therein, made with the  
purpose and intention that the Government, at any time, may assign the note and insure the payment thereof pur-  
suant to the Consolidated Farmers Home Administration Act of 1961, or Title V of the Housing Act of 1949; and

WHEREAS, when payment of the note is insured by the Government, it may be assigned from time to time and  
each holder of the insured note, in turn, will be the insured lender; and

WHEREAS, when payment of the note is insured by the Government, the Government will execute and deliver to  
the insured lender along with the note an insurance endorsement insuring the payment of the note fully as to  
principal and interest; and

WHEREAS, at all times when payment of the note is insured by the Government, the Government by agree-  
ment with the insured lender set forth in the insurance endorsement will be entitled to a specified portion of the in-  
terest payments on the note, to be designated the "annual charge"; and

WHEREAS, a condition of the insurance of payment of the note will be that the holder will forego his rights and  
remedies against Borrower and any others in connection with said loan, as well as any benefit of this instrument, and  
will accept the benefits of such insurance in lieu thereof, and upon the Government's request will assign the note to  
the Government; and

WHEREAS, it is the purpose and intent of this instrument that, among other things, at all times when the note  
is held by the Government, or in the event the Government should assign this instrument without insurance of the  
note, this instrument shall secure payment of the note; but when the note is held by an insured lender, this instrument  
shall not secure payment of the note or attach to the debt evidenced thereby, but as to the note and such debt shall  
constitute an indemnity mortgage to secure the Government against loss under its insurance endorsement by reason  
of any default by Borrower;

NOW, THEREFORE, in consideration of said loan and (a) at all times when the note is held by the Govern-  
ment, or in the event the Government should assign this instrument without insurance of the payment of the note,  
to secure prompt payment of the note and any renewals and extensions thereof and any agreements contained therein,  
(b) at all times when the note is held by an insured lender, to secure performance of Borrower's agreement herein  
to indemnify and save harmless the Government against loss under its insurance endorsement by reason of any default  
by Borrower, and (c) in any event and at all times to secure the prompt payment of all advances and expenditures  
made by the Government, with interest, as hereinafter described, and the performance of every covenant and agree-  
ment of Borrower contained herein or in any supplementary agreement, Borrower does hereby mortgage, assign,  
and warrant to the Government the following property situated in the State of Kansas, County(ies) of Douglas

The Southeast Quarter of the Northeast Quarter, the Southwest Quarter of the  
Northeast Quarter, and the South half of the Northwest Quarter of the Northeast  
Quarter of Section 11, Township 15 South, Range 19 East of the Sixth Principal  
Meridian, less approximately 2 acres for highway purposes.

together with all rights, interests, easements, hereditaments and appurtenances thereunto belonging, the rents, issues,  
and profits thereof and revenues and income therefrom, all improvements and personal property now or later attached  
thereto or reasonably necessary to the use thereof, all water, water rights, and water stock pertaining thereto, and  
all payments at any time owing to Borrower by virtue of any sale, lease, transfer, conveyance, or condemnation of any  
part thereof or interest therein—all of which are hereinafter called "the property";

BORROWER for himself, his heirs, executors, administrators, successors and assigns WARRANTS THE TITLE  
to the property to the Government against all lawful claims and demands whatsoever except any liens, encumbrances,  
easements, reservations, or conveyances specified hereinabove, and COVENANTS AND AGREES as follows:

(1) To pay promptly when due any indebtedness to the Government hereby secured and to indemnify and save  
harmless the Government against any loss under its insurance of payment of the note by reason of any default by  
Borrower. At all times when the note is held by an insured lender, Borrower shall continue to make payments on the  
note to the Government, as collection agent for the holder.

(2) To pay to the Government any initial fees for inspection and appraisal, and any delinquency charges, now  
or hereafter required by regulations of the Farmers Home Administration.

(3) At all times when the note is held by an insured lender, any amount due and unpaid under the terms of  
the note, less the amount of the annual charge, may be paid by the Government to the holder of the note as pro-  
vided in the note and insurance endorsement for the account of Borrower. Any amount due and unpaid under the  
terms of the note, whether it is held by the Government or by an insured lender, may be credited by the Govern-  
ment on the note and thereupon shall constitute an advance by the Government for the account of Borrower. Any  
advance by the Government as described in this paragraph shall bear interest at the note rate from the date on  
which the amount of the advance was due to the date of payment to the Government.

(4) Whether or not the note is insured by the Government, the Government may at any time pay any other  
amounts required herein to be paid by Borrower and not paid by him when due, as well as any costs and expenses for  
the preservation, protection, or enforcement of this lien, as advances for the account of Borrower. All such advances  
shall bear interest at the note rate until paid to the Government.

(5) All advances by the Government as described in this instrument, with interest, shall be immediately due and  
payable by Borrower to the Government without demand at the place designated in the note and shall be secured here-  
by. No such advance by the Government shall relieve Borrower from breach of his covenant to pay. Such advances,  
with interest, shall be repaid from the first available collections received from Borrower. Otherwise, any payment  
made by Borrower may be applied on the note or any indebtedness to the Government secured hereby, in any order  
the Government determines.

(6) To use the loan evidenced by the note solely for purposes authorized by the Government.

(7) To pay when due all taxes, liens, judgments, encumbrances, and assessments lawfully attaching to or assessed  
against the property and promptly deliver to the Government without demand receipts evidencing such payments.

(8) To keep the property insured as required by and under insurance policies approved by, delivered to, and  
retained by the Government.

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