

This Indenture,

Made this 27th day of August,
in the year of our Lord nineteen hundred Sixty Three between
Clyde V. Robinson and Inez Robinson, husband and wife

of Baldwin in the County of Douglas and State of Kansas,
of the first part, and Lee Bonar and Edith G. Bonar, husband and wife
of Pomona, Franklin County, Kansas of the second part,

Witnesseth, That the said part ies of the first part, in consideration of the sum of
Three Thousand Five Hundred Dollars and no/1.00 (\$3500.00) DOLLARS
to them duly paid, the receipt of which is hereby acknowledged, have sold and by these presents
do grant, bargain, sell and Mortgage to the said part ies of the second part their
heirs and assigns, forever, all that tract or parcel of land situated in the County of Douglas
and State of Kansas, described as follows, to-wit:

The South One Half of the South East Quarter,
Section Nine, Township Fifteen, Range Nineteen,
Douglas County, Kansas Containing -80- acres
more or less, according to the Government Survey
thereof, excepting one acre in a square form out
of the South West Corner, of the above described land.

with all the appurtenances, and all the estate, title and interest of the said part ies of the first part
therein. And the said Clyde V. Robinson and Inez Robinson, husband and wife
do hereby covenant and agree that at the delivery hereof 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.

First party hereby agrees to keep both fire and tornado policies of insurance on the buildings on said premises, in some
company or companies approved by said second party, for the benefit of said second party, or assigns, in the sum of not
less than Three Thousand Five Hundred Dollars and no/1.00 (\$3500.00) Dollars each,
and shall deliver the policies to said second party, and should said first party neglect so to do, the legal holder hereof may
effect such insurance, and recover of said first party the amount paid therefor with interest at ten per cent per annum,
and this mortgage shall stand as security therefor.

This grant is intended as a mortgage to secure the payment of the sum of \$3500.00
Three Thousand Five Hundred Dollars and no/1.00 Dollars, according to the terms of
one certain note this day executed and delivered by the said
Clyde V. Robinson and Inez Robinson, husband and wife to the
said part ies of the second part this is a five year mortgage, 6% interest
according to said note

and this conveyance shall be void if such payments be made
as herein specified. But if default be made in such payments, or any part thereof, or interest thereon, or the taxes,
or if the insurance is not kept up thereon, then this conveyance shall become absolute, and the whole amount shall become
due and payable, and it shall be lawful for the said part ies of the second part their executors, administrators and
assigns, at any time thereafter, to sell the premises hereby granted, or any part thereof, in the manner prescribed by law;
and out of all the moneys arising from such sale to retain the amount then due for principal and interest, together with
the costs and charges of making such sale, and the overplus, if any there be, shall be paid by the part ies making such sale,
on demand, to said Mortgagor or their

heirs and assigns

In Witness Whereof, The said part ies of the first part have hereunto set their
hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of

Clyde V. Robinson (SEAL)
Clyde V. Robinson

(SEAL)

Inez Robinson (SEAL)
Inez Robinson

(SEAL)