

REAL ESTATE MORTGAGE

870-2 T. W.

Hall Litho. Co., Topeka

BOOK 139

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THIS INDENTURE, Made this 23rd day of November in the year of our Lord one thousand nine hundred Sixty Four, between Peter C. von Knorring and Carole J. von Knorring, his wife in the County of Douglas and State of Kansas, of the first part, and The Capital City State Bank, Topeka, Kansas, A Corporation of the second part.

WITNESSETH, That the said part of the first part, in consideration of the sum of (\$5,000.00) Five Thousand and No/100 DOLLARS, to duly paid, the receipt of which is hereby acknowledged, ha ve sold and by these presents do grant, bargain, sell and mortgage to the said part y of the second part, or its 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:

Beginning at a point 52 rods North of the Southeast corner of Section Thirty-four (34), Township Twelve (12) South, Range Nineteen (19) East of the 6th P.M., in Douglas County, Kansas, thence West 80 rods, thence North 10 rods, thence East 80 rods, thence South 10 rods to the point of beginning, all in Douglas County, Kansas.

with the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said Peter C. von Knorring and Carole J. von Knorring, his wife

do hereby covenant and agree that at the delivery hereof they are the lawful owner of the premises above granted and relased of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances, and mortgage shall become due and payable. in the event of sale of this property by parties of the first part this entire note and that they will warrant and defend the same against all claims whatsoever. This grant is intended as a Mortgage to secure the payment of the sum of Five Thousand and No/100 DOLLARS,

according to the terms of certain promissory note this day executed by the said Peter C. von Knorring and Carole J. von Knorring, his wife the said part of the second part,

said note being given for the sum of Five Thousand and No/100 DOLLARS, dated November 23, 1964, due and payable in year from date hereof,

with interest thereon from the date thereof until paid, according to the terms of said note and coupons thereto attached.

And this conveyance shall be void if such payment be made as in said note and coupons thereto attached, and as is hereinafter specified. And the said part 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 Five Thousand and No/100 DOLLARS, in some insurance company satisfactory to said mortgagee, in default whereof the said mortgagee may pay the taxes and accruing penalties, interest and costs, and insure the same at the expense of the parties of the first part; and the expense of such taxes and accruing penalties, interest and costs, and insurance, shall from the payment thereof be and become an additional lien under this mortgage upon the above-described premises, and shall bear interest at the rate of ten per cent per annum. But if default be made in such payment or any part thereof, or interest thereon, or the taxes assessed on said premises, or if the insurance is not kept up thereon, then this conveyance shall become absolute, and the whole principal of said note, and interest thereon, and all taxes and accruing penalties and interest and costs thereon remaining unpaid or which may have been paid by the part y of the second part, and all sums paid by the parties of the second part for insurance shall be due and payable, or not, at the option of the parties of the second part; and it shall be lawful for the parties of the second part, or their successors, administrators and assigns, at any time thereafter, to sell the premises hereby granted, or any part thereof, in the manner prescribed by law, appraisalment hereby waived or not, at the option of the party of the second part, or their successors, administrators, or assigns; and out of all the moneys arising from such sale to retain the amount then due or to become due according to the conditions of this instrument, together with the costs and charges of making such sale, and the overplus, if any there be, shall be paid by the part y making such sale, on demand, to the said Peter C. von Knorring and Carole J. von Knorring, his wife

And as additional and collateral security for the payment of this mortgage, the interest thereon and the taxes on said land, the undersigned hereby transfers, sets over and conveys to the mortgagee, all rents, royalties, bonuses, delay moneys or other income that may hereafter be executed or come into existence, covering the land described herein, or any portion thereof, with authority to collect the same, and the undersigned hereby agrees to execute, acknowledge and deliver to the mortgagee, its successors or assigns, such deeds or other instruments as the mortgagee may now or hereafter require in order to facilitate the payment to it of said rents, royalties, bonuses, delay rentals or other income, which rights are to be exercised by said mortgagee only in the event of delinquency or default in compliance with the terms of this mortgage and the note/s thereby secured; this assignment to terminate and become void upon the payment and release of this said mortgage. Should operation under any oil, gas, mineral or other lease seriously depreciate the value of said land for general farming purposes, all notes secured by this mortgage shall thereupon become due and payable.

IN TESTIMONY WHEREOF, The said part of the first part ha ve hereunto set their hand s and seal s, the day and year first above written.

Signed and delivered in the presence of

Peter C. von Knorring (Seal.)
Carole J. von Knorring (Seal.)