

REAL ESTATE MORTGAGE FOR KANSAS
(INSURED LOANS TO INDIVIDUALS)

4130 BOOK 113

KNOW ALL MEN BY THESE PRESENTS, Dated February 15, 1966

WHEREAS, the undersigned Lester D. Traxler and Catherine N. Traxler,
husband and wife

residing in Douglas County, Kansas, whose post office

address is Box 85, Leecompton, Kansas 66050,
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 February 15, 1966, for the principal sum of

Twelve Thousand Two Hundred Sixty and 00/100 Dollars (\$ 12,260.00), 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 Feb. 15, 1992,
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 pursuant 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 agreement with the
insured lender set forth in the insurance endorsement will be entitled to a specified portion of the interest 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 Government, 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 Govern-
ment 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 agreement 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
Beginning 60 rods 4 feet 7 inches North of the Southeast corner of
the Southwest Quarter of Section Thirty-four (34), Township Eleven
(11), Range Eighteen (18), thence West 208 feet 7 inches, thence
West 15 degrees South 208 feet 7 inches, thence South 115 feet,
FHA 427-1 Kans. (Rev. 3-30-65)