

1 21

## BOOK 145 6612 REAL ESTATE MORTGAGE

This morigage made on the 11th day of October . 1966, between Ernest S. Cornelius and Mary E. Cornelius, his wife hereinafter referred to as MORTGAGORS, and ASSOCIATES FINANCE INC., whose ad-

Ires is . 726 Mass. Lawrence 

WITNESSETH: Mortgagors jointly and severally grant, bargain, sell, convey and mortgage to Mortgagee, its successors and assigns, the real roperty hereinditer described as security for the payment of a note of even date herewith in the total amount of One Thousand ieven Hundrad and Forty and no/100

\_\_\_ Dollars (\$\_\_\_,71,0.00

The property hereby mortgaged, and described below, includes all tenements, easements, appurtenances, rights, privileges, interests, rents, ues, profits, fixtures and appliances thereunto attaching or in any wise thereunto appertaining.

TO HAVE AND TO HOLD the said property hereinafter described, with all the privileges and appurtenances thereunto belonging unto mortga-gee, its successors and assigns, forever; and mortgagors hereby covenant that mortgagors are seized of good and perfect title to said property in lee simple and have authority to convey the same, that the title so conveyed is clear, free and unencumbered except as hereinafter appears and that mort-gagors will forever warrant and defend the same unto mortgagee against all claims whatsoever except those prior encumbrances, if any, hereinafter shown.

If mortgagors shall fully perform all the terms and conditions of this mortgage and shall pay in full, in accordance with its terms, the obligat hich this martgage secures, then this mortgage shall be null, void and of no further force and effect.

tions which this mortgage secures, then this mortgage shall be null, void and of no further force and effect. MORTGAGORS AGREE. To keep the mortgaged property, including the buildings and improvements thereon, fully insured at all times against or all hazards with an insurance company authorized to do business in the State of Kanses, acceptable to Mortgagee, which policy shall contain a less payable clause in favor of Mortgagee as its interest may appear, and if Mortgagor's indebtedness for a period not exceeding the term of such indebtedness. Mortgagors grave to be fully responsible for damage or loss resulting from any cause whatsover. Mortgagors agree that any sums advanced or ex-pended by Mortgagee for the protection or preservation of the property shall be repaid upon demand and if not so paid shall be secured hereby. Mort-gagors lurther agree: To pay all taxes, assessments, bills for repairs and any other expenses incident to the ownership of the mortgaged property when and to pay, when due, all instalments of interest and principal on account of any indebtedness which may be secured hereby. Mort-tage and existing on the date hereot. If Mortgagors with the amounts of any indebtedness which may be secured hereby when and to pay, when due, all instalments of interest and principal on account of any indebtedness which may be secured by a line superior to the the of the interest and principal on account of any indebtedness which may be accured by a line superior to the bilen of this mortgage and existing on the date hereot. If Mortgagors is all to make any of the foregoing payments, they hereby authorize Mortgages in the bilen of atoms on their behall, and to charge Mortgagors with the amounts so paid, adding the same to Mortgagors indebtedness secured hereby. To exercise due diligence in the operation, management and occupation of the mortgaged property and improvements thereon, and not to commit or allow waste on the mortgaged premises, and to keep the mortgaged property in its present condi

If default be made in the terms or conditions of the debt or debts hereby secured or of any of the terms of this mortgage, or in the pa stalment when due, or if Mortgagors shall become bankrupt or insolvent, or make an assignment for the besield of creditors, or have a stalment when due, or if Mortgagors shall become bankrupt or insolvent, or make an assignment for the besield of creditors, or have a of Mortgagors herein confished be incorrect or if the Mortgagors shall abandan the mortgaged paperty, or sell or attempt to sell all or assame, then the whole amount hereby secured shall, at Mortgagors shall abandan the mortgaged paperty, or sell or attempt to sell all or be collectible in a suit at law or by foreclosure of this mortgage is option, become immediately due and payable, without notice or demu late possession of the mortgaged property with the rents, issues, income and profits therefrom, with an without foreclosure or attempt to sell all or agars, shall pay all costs and attampts which may be incurred or paid by Mortgages in connection with any suit or proceeding to a party by reason of the execution or existence of this mortgage, and in the event of foreclosure of this mortgage. Mortgagors will pay i to define with all after and fürther expenses of foreclosure and sale, including expenses, lees and payments made to prevent or rea-tion of liens or claims against the property and expenses of upkeep and repair made in order to place the same in a condition to he so

No failure on the part of mortgagee to exercise any of its rights hereunder for defaults or breaches of covenant shall be construed to prejudice rights in the event of any other or subsequent defaults or breaches of covenant, and no delay on the part of mortgagee in exercising any of such ats shall be construed to preclude it from the exercise thereof at any time during the continuance of any such default or breach of covenant, and rights may enforce any one or more remedies hereunder successively or concurrently at its option.

All rights and obligations hereunder shall extend to and he binding upon the several heirs, successors, executors, administrators The plural as used in this instrument shall include the singular where

	The real property hereby mortgaged is described as follows:	
0		
A	Theiseline at Souther at response the South hand of the Statement starter	
	The automatic of the Deres ("), Second print the and sight a	mite s <sup>ala</sup>
	The set lease of the week of the set of the	
	bour of fall, of the reduct of acguments, montaining 1. Call some and then a	
		W TANK
	Title to sold property is clear, free and unencumbered except: (state exceptions, if any)	and the second
	IN WITNESS WHEREOF, mortgagors have executed this mortgage on the day above shown.	
		. : · · · · · · · · · · · · · · · · · ·
	tomet I browling >	
	Montgagor -	1. P
	my El	
	a mary & Conclains	
611163	r Martgagor	
	그렇게 하는 것 그 요구는 것 옷에 앉았는 것 비해야 한 물리도 드셨습니까?	
	ACKNOWLEDGMENT BY INDIVIDUAL OR PARTNERSHIP MORTGAGOR - BORROWER	tilles -
STATE	OF County of SS	C Free Parts
	The second	1. 1. 1. 1. I.

belore me , 2 not ny personally appeared Ernest S. Cornelius and Mary E. Cornelius His wife and known to me to be the same person(s) who executed the foregoing instrument and such rescripted as y and year above written In witness whereof, I have hereunto set my hand and affixed my official seal, the da Ulustanson My Commission Expires December 5, 1968 J. P. Christianson, Notary Public

Recorded October 24, 1966 at 1:45 P.M.

Lance Beem Register of Deeds