

BOOK 146

108-A REV. 4/58

8136

## AMORTIZATION MORTGAGE

Loan No.

THIS INDENTURE, Made this 15th day of MARCH, 19 67, between

GEORGE E. KOUTELAS and MARY LOUISE KOUTELAS, husband and wife, and  
WILLIAM J. DONNELLY and JOAN L. DONNELLY, husband and wife,of the County of \_\_\_\_\_, and State of KANSAS, hereinafter  
called mortgagor, whether one or more, and THE FEDERAL LAND BANK OF WICHITA, Wichita, Kansas; hereinafter called  
mortgagee.WITNESSETH: That said mortgagor, for and in consideration of the sum of  
-----SIX THOUSAND FOUR HUNDRED AND NO/100 (\$6,400.00)-----DOLLARS,  
in hand paid by mortgagee, receipt of which is hereby acknowledged, mortgages to said mortgagee, all of the following de-  
scribed real estate situate in the County of DOUGLAS, and State of KANSAS, to-wit:The Southwest Quarter (SW $\frac{1}{4}$ ) of Section 12, Township 12 South,  
Range 18 East of the Sixth Principal Meridian.CONTAINING in all 160 acres, more or less, according to the  
United States Government Survey thereof.Together with all privileges, hereditaments and appurtenances thereunto belonging, or in any wise appertaining, including  
all water, irrigation and drainage rights of every kind and description, however evidenced or manifested, and all rights-of-way,  
apparatus and fixtures belonging to or used in connection therewith, whether owned by mortgagor at the date of this mortgage,  
or thereafter acquired.This mortgage is given to secure the payment of a promissory note of even date herewith, executed by mortgagor to mort-  
gagee, in the amount of \$ 6,400.00, with interest at the rate of 6 per cent per annum, said principal, with  
interest, being payable on the amortization plan in installments, the last installment being due and payable on the first  
day of JUNE, 2000, and providing that defaulted payments shall bear interest at the rate of six per cent  
per annum.

Mortgagor hereby covenants and agrees with mortgagee as follows:

1. To be now lawfully seized of the fee simple title to all of said above described real estate; to have good right to sell and convey the same; that the same is free from all encumbrances; and to warrant and defend the title thereto against the lawful claims or demands of all persons whomsoever.
2. To pay when due all payments provided for in the note(s) secured hereby.
3. To pay when due all taxes, liens, judgments, or assessments which may be lawfully assessed or levied against the property herein mortgaged.
4. To insure and keep insured buildings and other improvements now on, or which may hereafter be placed on, said premises, against loss or damage by fire and/or tornado, in companies and amounts satisfactory to mortgagee, any policy evidencing such insurance to be deposited with, and loss thereunder to be payable to mortgagee as its interest may appear. At the option of mortgagor, and subject to general regulations of the Farm Credit Administration, sums so received by mortgagee may be used to pay for reconstruction of the destroyed improvement(s); or, if not so applied may, at the option of mortgagee, be applied in payment of any indebtedness, matured or unmatured, secured by this mortgage.
5. To use the proceeds from the loan secured hereby solely for the purposes set forth in mortgagor's application for said loan.
6. Not to permit, either wilfully or by neglect, any unreasonable depreciation in the value of said premises or the buildings and improvements situate thereon, but to keep the same in good repair at all times; not to remove or permit to be removed from said premises any buildings or improvements situate thereon; not to commit or suffer waste to be committed upon the premises; not to cut or remove any timber therefrom, or permit same, excepting such as may be necessary for ordinary domestic purposes; and not to permit said real estate to depreciate in value because of erosion, insufficient water supply or for inadequate or improper drainage of irrigation of said land.

7. To reimburse mortgagee for all costs and expenses incurred by it in any suit to foreclose this mortgage, or in any suit in which mortgagee may be obliged to defend or protect its rights or lien acquired hereunder, including all abstract fees, court costs, a reasonable attorney fee where allowed by law, and other expenses; and such sums shall be secured hereby and included in any decree of foreclosure.

This mortgage is subject to the Federal Farm Loan Act and all acts amendatory thereof or supplementary thereto.

In the event of the death of mortgagor, the heir(s) or legal representative(s) of mortgagor shall have the option, within 60 days of such death, to assume this mortgage and the stock interests held by the deceased in connection herewith.

In the event mortgagor fails to pay when due any taxes, liens, judgments or assessments lawfully assessed against prop-  
erty herein mortgaged, or fails to maintain insurance as hereinbefore provided, mortgagee may make such payments or provide  
such insurance, and the amount(s) paid therefor shall become a part of the indebtedness secured hereby and bear interest from  
the date of payment at the rate of six per cent per annum.

The said mortgagor hereby transfers, assigns, sets over and conveys to mortgagee all rents, royalties, bonuses and delay  
moneys that may from time to time become due and payable under any oil and gas or other mineral lease(s) of any kind now  
existing, or that may hereafter come into existence, covering the above described land, or any portion thereof, and any sums which  
are now payable, or which at any time in the future may become payable to mortgagor, or successors, in settlement and  
satisfaction of all claims, injuries, and damages of whatsoever kind, nature or character, growing out of, incident to, or in  
connection with the production, exploration, drilling, operating or mining for minerals (including, but not limited to oil and gas  
and related minerals) on the above described real estate, or any portion thereof, and said mortgagor agrees to execute, acknowledge  
and deliver to the mortgagee such instruments, as the mortgagee may now or hereafter require in order to facilitate the payment to  
it of said rents, royalties, bonuses, delay moneys, claims, injuries and damages. All such sums so received by the mortgagee shall  
be applied: first, to the payment of matured installments upon the note(s) secured hereby and/or to the reimbursement of the  
mortgagee for any sums advanced in payment of taxes, insurance premiums, or other assessments, as herein provided, together  
with the interest due thereon; and second, the balance, if any, upon the principal remaining unpaid, in such a manner, however, as not  
to abate or reduce the installment payments but to sooner retire and discharge the loan; or said mortgagee may, at its option,  
turn over and deliver to the then owner of said lands, either in whole or in part, any or all such sums, without prejudice to its  
rights to take and retain any future sum or sums, and without prejudice to any of its other rights under this mortgage. The transfer  
and conveyance hereunder to the mortgagee of the aforementioned payments shall be construed to be a provision for the payment  
or reduction of the mortgage debt, subject to the mortgagee's option as hereinbefore provided, independent of the mortgage lien on  
said real estate. Upon payment in full of the mortgage debt and the release of the mortgage of record, this conveyance shall become  
inoperative and of no further force and effect.

In the event of foreclosure of this mortgage, mortgagee shall be entitled to have a receiver appointed by the court to take  
possession and control of the premises described herein and collect the rents, issues and profits thereof; the amounts so collected  
by such receiver to be applied under the direction of the court to the payment of any judgment rendered or amount found due  
under this mortgage.

In the event mortgagor defaults with respect to any covenant or condition hereof, then, at the option of mortgagee, the  
indebtedness secured hereby shall forthwith become due and payable and bear interest at the rate of six per cent per annum  
and this mortgage shall become subject to foreclosure: Provided, however, mortgagee may at its option and without notice annul  
any such acceleration but no such annulment shall affect any subsequent breach of the covenants and conditions hereof.

Mortgagor hereby waives notice of election to declare the whole debt due as herein provided, and also the benefit of all  
stay, valuation, homestead and appraisal laws.

The covenants and agreements herein contained shall extend to and be binding upon the heirs, executors, administrators,  
successors and assigns of the respective parties hereto.

The within mortgage has been fully satisfied and is hereby released this 8 day of July 1970.

(Corp. Seal)

The Federal Land Bank of Wichita, a corporation  
By G. A. Wiles, Vice President

This release  
was written  
on the original  
mortgage  
entered  
14th day  
of July  
1970  
James R. Boon  
Deputy  
Recorder