

14771 BOOK 151

## KANSAS REAL ESTATE MORTGAGE

THIS MORTGAGE, made on September 18, 1968, between Kenneth & Louise Holden (Husband & Wife) of the County of Douglas, in the State of Kansas, hereinafter referred to as Mortgagors, and Commerce Acceptance of Lawrence of Kansas, hereinafter referred to as Mortgagee,

WITNESSETH, that Mortgagors, in consideration of the sum of TEN DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby mortgage and warrant to Mortgagee, its successors and assigns, all of the following described property situated in the County of \_\_\_\_\_, and State of Kansas, to-wit:

Plat 46311, Brecedale lot 18

This mortgage is given to secure payment of a promissory note of which the following is a true copy:

(Attach copy of promissory note)

## PROMISSORY NOTE

\$ 7800.00

Dated September 18, 1968

For Value Received, we promise to pay to the order of Commerce Acceptance of Lawrence, Inc.

(Dearer or Contractor)

at the office of COMMERCE ACCEPTANCE CO., or as designated by the holder hereof.

the sum of Seven Thousand Eight Hundred Dollars and No Cents

payable in 60 equal successive monthly installments of \$ 130.00 each (except the final installment, which shall be the balance then due on this note), the first installment to be paid 45 days from date hereof and subsequent installments on the same day of each month thereafter until paid in full.

Should any installment become more than 10 days past due, a late charge of \$4 for each \$1.00 of the installment shall be paid by the undersigned, if permitted by law, but shall not exceed \$5.00 in respect of any one installment. Upon default in the payment of any installment, the entire unpaid balance due, at the option of the holder hereof, be declared immediately due and payable, with interest at the highest lawful Contract Rate then in effect, and in the event this note is placed with an attorney for collection, the undersigned agrees, to the extent permitted by law, to pay all collection costs incurred, including court costs and reasonable attorney's fees.

PLEASE PRINT MAILING ADDRESS

(Number and Street or R. F. D.)

(City)

(State)

(Zip)

Kenneth J. Holden  
Louise Holden  
(Signature of wife or husband)

Co-Signer

PROMISSORY NOTE

The Mortgagors hereby agree to pay all taxes assessed on said property before any penalties or costs accrue thereon and also agree to keep said property insured in favor of the Mortgagee in an amount satisfactory to Mortgagee; in default whereof the Mortgagee may pay the taxes and accruing penalties, interest and costs, and may insure the same at the expense of the Mortgagors, and the expense of such taxes and accruing penalties, interest and costs, and insurance, shall from the date of payment thereof become an additional lien under this mortgage on the above described property, and shall bear interest at the rate of Ten Percent (10%) per annum until paid to the Mortgagee.

This mortgage shall be void if all payments are made as provided in said note and in this mortgage. Time is of the essence. If default is made in any such payment, then the whole of the principal secured by this mortgage, with interest, shall become immediately due and payable, at the option of the Mortgagee; and it shall be lawful for the Mortgagee at any time thereafter to take possession of said property and foreclose and sell the same, or any part thereof, in the manner prescribed by law, apportionment of said property and all benefits of the Homestead, Exemption and Stay Laws of the State of Kansas being hereby expressly waived by the Mortgagors.

IN WITNESS WHEREOF, the Mortgagors have hereunto subscribed their names on the day and year first above written.

Kenneth J. Holden  
Louise Holden  
(Signature of wife or husband)

STATE OF KANSAS

COUNTY OF Douglas ss.

BE IT REMEMBERED, that on this 19th day of September 1968, before me, the undersigned a Notary Public in and for the County and State aforesaid, came Kenneth J. Holden & Louise Holden to me personally known to be the same persons who executed the within instrument, and such persons duly acknowledged the execution of the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my seal, the day and year last above written.



My commission expires: 5-17-71

James W. Breit  
Notary Public  
JAMES W. BREIT

Form No. Ks 311

Recorded September 27, 1968 at 12:47 P.M.

Janice Beem Register of Deeds