

Said parties of the first part do hereby covenant and agree that at the delivery of this instrument they, are the lawful owner of the premises above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances except and that will warrant and defend the same against all claims whatsoever.

TO HAVE AND TO HOLD THE SAME, Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, forever.

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 Seven Thousand Four Hundred Thirty-two and no/100-----DOLLARS in some insurance company satisfactory to said mortgagee.

PROVIDED, ALWAYS, And these presents are upon this express condition, that whereas, said

Larry D. Sturm and Gloria Sturm, his wife

has this day executed and delivered a certain promissory note in writing to said part of the second part, of which the following is a copy: Principal sum of \$7,432.00 with interest thereon at the rate of 6% per annum from date thereof until paid, said principal sum and interest payable in monthly installments of \$60.00 or more per month commencing on February 25, 1969 and like amount on the 25th day of each month thereafter until the 25th day of February 1972 when the remaining unpaid balance shall be due and payable; with all payments to be applied first to delivery and the balance on principal.

NOW, if said parties of the first part shall pay or cause to be paid to said party of the second part, themselves heirs or assigns, said sum of money in the above described note mentioned, together with the interest thereon, according to the terms and tenor of the same, then these presents shall be wholly discharged and void; and otherwise shall remain in full force and effect. But if said sum or sums of money, or any part thereof, or any interest thereon, is not paid when the same is due, or if the taxes and assessments of every nature which are or may be assessed and levied against said premises, or any part thereof, are not paid when the same are by law made due and payable, or if insurance premiums are not paid when due, then the whole of said sum and sums, and interest thereon, shall and by these presents become due and payable at the option of the holder hereof, and said party of the second part shall be entitled to the possession of said premises.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hand, the day and year first above written.

September 24, 1968

Hubert D. Baker Notary Public

ATT. REV. 9-54
10541 NM 4-61

Exposition Date October 12, 1969

Larry D. Sturm
Larry D. Sturm

Gloria D. Sturm
Gloria D. Sturm

STATE OF KANSAS, Douglas COUNTY, ss.
BE IT REMEMBERED, That on this 9th day of September A. D. 1968, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Larry D. Sturm and Gloria Sturm, his wife who is personally known to me to be the same person who executed the within instrument of writing, and such person are duly acknowledged the execution of the same.
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Notarial seal, the day and year last above written.
Term expires October 12, 1969 SEE FRONT SIDE
Notary Public.

Recorded October 14, 1968 at 10:01 A.M.

James Beem Register of Deeds