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with the appurtenances and all the estate, title, and interest of the said parties of the first part therein.

And the said part ICS of the first part do hereby covenant and agree that at the delivery hereof they are the lawful owners of the premises above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances.

and that they will warrant and defend the same against all parties making lawful claim thereto.

It is agreed between the parties hereto that the parties of the first part shall at all times during the life of the indenture pay all taxes and assessments that may be levied or assessed against said real estate when the same become due and payable, and that they will keep the buildings upon said real estate insured against fire and theft in such sum and by such insurance company as shall be specified and directed by the party of the second part, the loss if any made payable to the party of the second part to the extent of 100% of the sum insured. And in the event that said part ICS of the first part shall fail to pay such taxes when the same become due and payable or to keep said premises insured as herein provided, then the party of the second part may pay such taxes and insurance, if either, and the amount so paid shall become a part of the indebtedness secured by this indenture, and shall bear interest at the rate of 10% from the date of payment until fully repaid.

THIS GRANT is made as a mortgage to secure the payment of the sum of Sixteen thousand three hundred and no/100 - - - - - dollars.

according to the terms of one certain written obligation for the payment of said sum of money, executed on the 26th day of March, 1969, and by its terms made payable to the party of the second part, with all interest accruing thereon according to the terms of said obligation, and also to secure any sum or sums of money advanced by the said party of the second part to pay for any insurance or to discharge any taxes and assessments as herein provided, in the event that said part ICS of the first part shall fail to pay the same as provided in this indenture.

And this conveyance shall be void if such payments be made as herein provided, and the obligations contained therein fully discharged. If default be made in such payments or any part thereof, or any obligation created hereby be violated, broken, or if the taxes on said real estate are not paid when the same become due and payable, or if the insurance is not kept up as provided herein, or if the buildings on said real estate are not kept in as good repair as they are now, or if any of the covenants or conditions herein contained shall be violated, then this conveyance shall become absolute and the whole sum remaining unpaid, and all of the obligations provided for in said written obligation, for the security of which this indenture is given, shall immediately mature and become due and payable at the option of the party of the second part, upon notice, and it shall be lawful for the said party of the second part to take possession of the land and premises and all the improvements thereon in the manner provided by law and to have a receiver appointed to collect the rents and profits accruing therefrom and to sell the premises hereby granted, or any part thereof, in the manner provided by law, and out of all moneys arising from such sale to retain the amount then unpaid of principal and interest, together with the costs and charges incident thereto, and the surplus, if any, there be, shall be paid by the party of the second part, making such sale, on demand, to the party of the first part ICS.

It is agreed by the parties hereto that the terms and provisions of this indenture and each and every obligation therein contained, and all benefits accruing therefrom, shall extend and inure to, and be obligatory upon the heirs, executors, administrators, personal representatives, assigns and successors of the respective parties hereto.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals, the day and year last above written.

X Franklin L. Alexander (SEAL)
X Betty J. Alexander (SEAL)

STATE OF KANSAS
DOUGLAS COUNTY, SS.
BE IT REMEMBERED, That on this 26th day of March, A.D. 1969,
before me, a Notary Public in the aforesaid County and State,
came Franklin L. Alexander and Betty J. Alexander, his wife,
to me personally known to be the same person(s) who executed the foregoing instrument and duly
acknowledged the execution of the same.
IN WITNESS WHEREOF, I have hereunto subscribed my name, and affixed my official seal on the day and
year last above written.
My Commission Expires June 17, 1969
Warren Rhodes Notary Public

Recorded April 1, 1969 at 3:07 P.M.

Yonnie Beem Register of Deeds