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108-A REV. 2-68

BOOK 153 17624

Loan No. 344555-844-K

THE FEDERAL LAND BANK OF WICHITA

First Farm and Ranch Mortgage

THIS INDENTURE, Made this 18th day of JUNE, 1969, between

EVERETT CRIST and DELTA MARIE CRIST, husband and wife,

hereinafter called mortgagor, whether one or more, and THE FEDERAL LAND BANK OF WICHITA, Wichita, Kansas, a corporation, organized and existing under the Federal Farm Loan Act approved July 17, 1916, hereinafter called mortgagee.

WITNESSETH, That said mortgagor, for and in consideration of the making of a loan as evidenced by a note described herein, receipt of which is hereby acknowledged, mortgages to said mortgagee, all of the following described real estate situate in the County of DOUGLAS and State of KANSAS to-wit:



The North Half of the Northwest Quarter of Section 15, Township 15 South, Range 18 East of the Sixth Principal Meridian; and

Beginning at a point 1166 feet south of the northwest corner of the Northeast Quarter of Section 15, Township 15 South, Range 18 East; thence southeast on a bearing 45° east of south a distance of 180 feet, more or less, to a point marked by a steel pin; thence southeasterly on a bearing 10° 10' east of south a distance of 248 feet 7 inches, more or less to a point marked by a steel pin; thence southeasterly on a bearing 22° east of south a distance of 213 feet, more or less, to a point marked by a steel pin; thence northeasterly on a bearing 84° 05' east of north a distance of 554 feet 4 inches, more or less, to a point marked by a steel pin; thence southeasterly on a bearing 41° 05' east of south a distance of 251 feet 10 inches to a point marked by a steel pin; thence southeasterly on a bearing 75° east of south a distance of 320 feet 10 inches to a point marked by a steel pin; thence southeasterly on a bearing 17° east of south a distance of 489 feet 3 inches to a point marked by a steel pin; thence southwesterly on a bearing 2° 45' west of south a distance of 235 feet 4 inches, more or less, to a point marked by a steel pin on the south line of the Northeast Quarter of Section 15; thence west 1412 feet 8 inches, more or less, to the center of Section 15 (center of road); thence north along the west line of the northeast Quarter of said Section 15 a distance of 1478 feet 8 inches, more or less, to the point of beginning.

Containing 109 acres, more or less.
Subject to existing easements and rights of way and except mineral interests owned by third persons under valid reservations or conveyances now of record.

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; also abstracts or other evidence of title to the above described real estate.

This mortgage is given to secure the payment of a promissory note of even date herewith, executed by mortgagor to mortgagee, in the amount of \$ 18,000.00 with interest as provided for in said note, being payable in installments, the last of which being due and payable on the first day of JULY 2002

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 the 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