

BOOK 156

20060

MORTGAGE

THIS INDENTURE, Made this 6th day of ~~January~~ ^{February}, 1970, between Hilmar C. Stuart and Julia E. Stuart of Douglas County, in the State of Kansas, as mortgagors, and the University State Bank, a Kansas banking corporation of Douglas County, in the State of Kansas, as mortgagee.

WITNESSETH, That in consideration of the sum of Twenty-Two Thousand Dollars (\$22,000.00), the receipt of which is hereby acknowledged, said mortgagors do hereby mortgage and warrant unto said mortgagee, its heirs and assigns, all of the following described Real Estate situated in Douglas County, and State of Kansas, to-wit:

The East Half of the Northeast Quarter of Section Sixteen (16), Township Thirteen (13) South, Range Twenty (20) East of the Sixth Principal Meridian in Douglas County, Kansas.

Said mortgagors do hereby covenant and agree that at the delivery of this instrument, 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 except none and that they 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 mortgagors hereby agree to pay all taxes and assessments levied on said premises, before any penalties or costs shall accrue on account thereof, and to keep said premises insured in favor of mortgagee in the sum of at least \$5,000.00 DOLLARS in an insurance company satisfactory to mortgagee.

This mortgage is executed to secure payment of the sum of Twenty-Two Thousand Dollars (\$22,000.00) advanced by mortgagee to mortgagors, with interest, and such charges as may

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become due to mortgagee under the terms of the note hereby secured, which note is hereby made a part hereof, and which is to be paid by mortgagors to mortgagee with interest at eight and one-half per cent (8 1/2%) per annum as follows:

- a) \$2,000.00 due ~~January~~ ^{February} 1, 1971, including principal and interest
- b) \$2,000.00 due ~~January~~ ^{February} 1, 1972, including principal and interest
- c) Balance due ~~January~~ ^{February} 1, 1973, including interest.