

REGISTRATION FEE

4,500.00

Fee \$ 11.25

Made the 21st day of Sept 1970

STATE OF KANSAS

County, ss. Douglas

This instrument was filed for record on the

21st day of September

1970 at 11:32 A. M. and

recorded in Book

at page

Register of Deeds

By Deputy

Fees 3.00

Registration fee

Register of Deeds, for recording \$ 3.00

THIS INDENTURE, Made this 16th day of September

1970 between

Daryl F. Rockers and Glenda Rockers, husband and wife
of Baldwin City, Douglas County, in the State of Kansas
as mortgagor, andThe Baldwin State Bank, a corporation
of Douglas County, in the State of Kansas
as mortgagee as follows:In consideration of the sum of
Four Thousand Five Hundred and NO DOLLARS,

the receipt of which is hereby acknowledged, mortgagor hereby mortgages and warrants unto mortgagee, his heirs and assigns, all the following-described real estate situated in County, Kansas, to-wit: The North Half of Lots One Hundred Nineteen (119), One Hundred Twenty One (121), and One Hundred Twenty Three (123) on Lincoln Street, in Baldwin City, Douglas County, Kansas.

TO HAVE AND TO HOLD THE SAME, Together with all and singular the tenements, hereditaments and appurtenances therunto belonging or in anywise appertaining, forever. Mortgagor hereby covenants and agrees that at the delivery of this instrument mortgagor is the lawful owner of said property, and is seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances except

and that mortgagor will warrant and defend the same against all claims whatsoever.

Mortgagor agrees to pay all taxes assessed on said premises before any penalties or costs accrue thereon, and to keep said premises in good condition and repair and insured in favor of mortgagee in the sum of

Four Thousand Five Hundred & No/100 DOLLARS

This mortgage is given to secure the payment of a note in the sum of \$ 4,500.00 to mortgagee, with interest, which shall be paid as follows: In 120 monthly installments of \$57.01, the first installment due and payable October 16, 1970, then one installment due and payable the 16th day of each succeeding month thereafter. Each installment shall first be applied against the accrued interest then the remainder of the installment applied as a reduction of the principal balance.

NOW, if mortgagor shall pay or cause to be paid to mortgagee the above sum of money, together with the interest thereon, according to the terms and tenor of said note, then this mortgage shall be wholly discharged and void; and otherwise it shall remain in full force and effect. If said indebtedness, or any part thereof, or any interest thereon, is not paid when 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 due and payable, or if said insurance is not maintained by mortgagor, or if mortgagor does not maintain said property in good condition and repair, then the whole of said indebtedness, and interest thereon, shall become due and payable, at the option of the holder hereof, and said mortgagee shall be entitled to the possession of said premises, and may foreclose this mortgage and pursue any other lawful action available to mortgagee.

Executed by mortgagor on the day and year first above written.

Daryl F. Rockers

Glenda Rockers

STATE OF KANSAS

Douglas

COUNTY, ss.

day of September, 1970, before me, the undersigned, a Notary Public

Daryl F. Rockers and Glenda Rockers who are personally known to me to be the same persons who executed the above mortgage, and duly acknowledged the execution of the same.

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

March 14

1970

Carl A. Butall

Notary Public



Recorded September 21, 1970 at 11:32 A.M.

Lenore Beam Register of Deeds