

NO 22750

MORTGAGE-REAL ESTATE BOOK 158

P-15-2TW

22750

Hall Litho. Co., Inc., Topeka

NUMERICAL INDEX

REGISTRATION FEE

No. 5089

Indebtedness \$ 6,500.00 Fee \$ 16.25

Made this 7th day of October, 1970

Register of Deeds, Douglas Co., Kansas

STATE OF KANSAS,

Douglas County, ss.

This instrument was filed for record on the

7th day of October, 1970, at 3:23 o'clock P.M., and

recorded in Book

at page

Register of Deeds.

By Deputy.

FEES.

Registration fee, \$ 16.25

Register of Deeds, for recording \$ 3.00

THIS INDENTURE, Made this 30th day of September

1970, between

Ernest N. Christie and Hazel B. Christie, husband and wife

of Douglas County, in the State of Kansas

as mortgagor, and

Baldwin State Bank

of Douglas County, in the State of Kansas

as mortgagee is as follows:

In consideration of the sum of Sixty five hundred and no/100 DOLLARS,

the receipt of which is hereby acknowledged, mortgagor hereby mortgages and warrants unto mortgagee, his/its heirs and assigns, all the following-described real estate situated in Douglas County, Kansas, to-wit,

The West 67 feet of Lots Numbered 41, 42, 43 and 44, and the South 15 feet, less the East 57 feet of Lot No. 40, all on Ninth Street in Baldwin City, Kansas, also, the South Half of Lots 113, 115, 117, 119, 121 and 123 on Newton Street in Baldwin City, Kansas

TO HAVE AND TO HOLD THE SAME, Together with all and singular the tenements, hereditaments and appurtenances thereunto 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 no exceptions 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

Sixty Five Hundred and no/100 DOLLARS in an insurance company satisfactory to mortgagee.

This mortgage is given to secure the payment of a note in the sum of \$ 6,500.00 to mortgagee, with interest, which shall be paid as follows:

Payable \$135.00 per month including interest, starting November 1, 1970 and on the 1st day of each month thereafter until paid in full.

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.

Ernest N. Christie

Hazel B. Christie

Hazel N. Christie

STATE OF KANSAS,

Douglas

COUNTY, ss.

BE IT REMEMBERED, That on this 30th

day of

September

, 1970, before me, the

undersigned, a Notary Public

in and for the County and State aforesaid, came

Ernest N. Christie and Hazel B. Christie, husband and wife

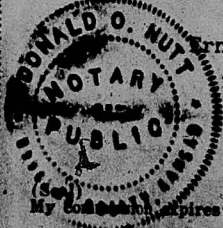
who are personally known to me to be the same persons who executed the above mortgage, and duly acknowledged the execution of the same.

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

3/8/1974

Donald O. Nutt

Notary Public.



Janie Beeson

Register of Deeds