

402

Reg. No. 5,180  
Fee Paid \$37.50

NO. 23162

MORTGAGE  
INSTRUMENT  
NUMERICAL

BOOK 158 P-15-2TW

23162

Hall Litho. Co., Inc., Topeka

ON  
REGISTRATION FEE

No. \_\_\_\_\_  
Indebtedness \$ 15,000.00 Fee \$ 37.50  
Made this 19 day of November 1970

Register of Deeds, Douglas Co., Kansas

STATE OF KANSAS,  
Douglas County, ss.

This instrument was filed for record on the  
19 day of November  
1970, at 11:15 o'clock A. M., and  
recorded in Book  
at page

Register of Deeds.

By \_\_\_\_\_ Deputy.

FEES.

Registration fee, \$ 37.50  
Register of Deeds, for recording \$ 3.00

THIS INDENTURE, Made this 9th day of November

19 70, between Harold E. Ballew and Phyllis E. Ballew,  
husband and wife

of Douglas County, in the State of Kansas

as mortgagor, and Baldwin State Bank, Baldwin City, Kansas

of Douglas County, in the State of Kansas

as mortgagee is as follows:

In consideration of the sum of  
Fifteen thousand - - - - - and no DOLLARS,  
100

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 North Half of Lots, 41, 42, and 43 on Ames  
Street, 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  
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

DOLLARS

in an insurance company satisfactory to mortgagee.

This mortgage is given to secure the payment of a note in the sum of \$ 15,000.00 - - to mortgagee, with interest,  
which shall be paid as follows:

\$307.75 per month

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.

Harold E. Ballew

Harold E. Ballew

Phyllis E. Ballew

STATE OF KANSAS,

Douglas

COUNTY, ss.

BE IT REMEMBERED, That on this 9th day of November, 1970, before me, the  
undersigned, a Notary Public in and for the County and State aforesaid, came  
Harold E. Ballew and Phyllis E. Ballew, husband and wife

who are personally known to me to be the same persons who executed the above mort-  
gage, 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.

My commission expires March 8, 1974

March 8, 1974

Donald O. Nutt

Notary Public.

Recorded November 19, 1970 at 11:15 A.M.

Janice Beam Register of Deeds