

BOOK 159

23753

MORTGAGE

MONTGOMERY COUNTY ABSTRACT CO.,
Independence, Kansas 109567

This Indenture, Made this 12th day of January, A. D. 19 71,
between E. P. KLETCHKA AND MARY LOU KLETCHKA, HUSBAND AND WIFE,
of Sedgwick County, in the State of Kansas, of the first part
and RUSSELL A. POWELL AND BONNELLE POWELL, HUSBAND AND WIFE, AND THE
SURVIVOR OF THEM AS JOINT TENANTS AND NOT AS TENANTS IN COMMON,
of Montgomery County, in the State of Kansas, of the second part:

WITNESSETH, That said parties of the first, in consideration of the sum of =====
Ten Thousand (\$10,000.00) and no/100 Dollars=====

the receipt of which is hereby acknowledged, do by these presents, Grant, Bargain, Sell, and Convey unto said parties
of the second part, their heirs and assigns all the following-described real estate, situated in DOUGLAS
County and State of KANSAS, to wit: West Forty (40') Feet
of Lots Twenty-Five (25), Twenty-Six (26), Twenty-Seven (27), and Twenty-
Eight (28), Block 38, in the City of LeCompton, Douglas County, Kansas,
including any adjoining frontage land which has already reverted or will
revert in the future from the existing public highway known as Woodson
Avenue, located on the south side of Woodson Avenue between Elmore and
Halderman Streets, together with all improvements thereon, including the one
story masonry building providing approximately 872 square feet net interior
space on the first floor thereof, plus canopied mailing apron providing
approximately 80 square feet, plus exclusive use of crushed rock surfaced
open area at rear of building providing approximately 2,000 square feet of
space for parking and maneuvering of postal vehicles, plus approximately 96
square feet of sidewalks, plus approximately 2,045 square feet of
landscaped area.

TO HAVE AND TO HOLD THE SAME, Together with all and singular the tenements, hereditaments and appur-
tenances thereunto belonging or in anywise appertaining, forever.

PROVIDED, ALWAYS, And these presents are upon this express condition, that whereas, said parties of the first
part have ve this day executed and delivered their certain promissory note --- in writing to said parties
of the second part, of which the following is a description: Promissory Note for \$10,000.00 plus interest at twelve (12%) per cent, due
on January 12, 1972.

First parties agree to insure improvements on said premises to approval of second parties, in default whereof second
parties may insure said improvements and any sums paid therefor by second parties shall become an additional lien under this
mortgage.

NOW, If said parties of the first part shall pay or cause to be paid to said parties of the second part, their heirs or
assigns, said sum of money in the above-described note mentioned, together with the interest thereon, according to the terms and
tenor of the same, then these presents shall be wholly discharged and void; and otherwise shall remain in full force and effect. But
if said sum or sums of money, or any part thereof, or any interest thereon, is not paid when the same is due, or if insurance is not
furnished as above provided, 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 made due and payable, then the whole of said sum and sums,
and interest thereon, shall and by these presents become due and payable at the option of the holder hereof, and said parties
of the second part shall be entitled to the possession of said premises.

IN WITNESS WHEREOF, The said parties of the first part have hereunto
set their hand s, the day and year first above written.

E. P. KLETCHKA

MARY LOU KLETCHKA

State of KANSAS . SEDGWICK County, ss.

BE IT REMEMBERED, That on this 15th day of January,

A. D. 19 71, before me, the undersigned, a Notary Public

in and for the County and State aforesaid, came
E. P. KLETCHKA AND MARY LOU KLETCHKA,
HUSBAND AND WIFE,
who are personally known to me to be the same person S, who
executed the within instrument of writing and such person S duly
acknowledged the execution of the same.

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

J. H. ZANDLER, Notary Public.
My commission expires Jan. 21, 1974

INDEXED

NUMERICAL INDEX

STATE OF KANSAS,
ss.
DOUGLAS County

This instrument was filed for rec-
ord on the 18th day of January A.D.,
1971, at 9:22 o'clock A.M., and
duly recorded in Book of
at page

Register of Deeds

By _____ Deputy

3.00

Recorded January 18, 1971 at 9:22 A. M.

James Beam Register of Deeds
Dee Neustyter Deputy