

MORTGAGE—REAL ESTATE

P-15-2TW

24949

Hall Litho. Co., Inc., Topeka

BOOK 160

INDEXED
SERIALIZED
FEB 10 1971

REGISTRATION FEE

5,627

2,800.00

10th day of May 1971

7.00

10th day of May 1971

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THIS INDENTURE, Made this 6th day of May

19 71, between

John A. Harrison & Doris Harrison, husband and wife

of Douglas County, in the State of Kansas

as mortgagor, and

The Baldwin State Bank, a corporation

of Douglas County, in the State of Kansas

as mortgagee is as follows:

In consideration of the sum of
Two Thousand Eight Hundred & No/100 - and - - 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,

Lots Fifty-eight (58), Sixty (60), Sixty-two (62),
Lots Forty-six (46), Forty-eight (48) and Fifty (50)
on Baker Street Lots Forty-nine (49), Fifty-one (51),
and Fifty-three (53) on Baker Street Lots
Fifty-five (55), and Fifty-seven (57) on Chapel
Street, all in the City of 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 \$ 2,800.00 to mortgagee, with interest, which shall be paid as follows: Payable in 36 monthly installments of \$88.39, the first installment to become due and payable June 6, 1971, then one installment due and payable on the 6th day of each succeeding month thereafter. Each installment to be applied first to the accrued interest and then the balance of the installment to be 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.

Doris Harrison
Doris Harrison

John A. Harrison
John A. Harrison

STATE OF KANSAS, Douglas

COUNTY, ss.

BEFORE ME, That on this 7th day of May

1971, before me, the

undersigned, a Notary Public

in and for the County and State aforesaid, came

John A. Harrison and Doris Harrison, husband and wife

who are personally known to me to be the same person S 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.

(Seal)
My commission expires

March 14, 1974

Carl A. Butell

Notary Public.

60034 3M 3 69 Rev. 3/69

Recorded May 10, 1971 at 9:31 A.M.

Janice Beem

Register of Deeds