

MORTGAGE—REAL ESTATE

P-15-2TW

25463

Hall Litho. Co., Inc., Topeka
BOOK 160

45.00
71
1971
June
25463
INDEXED
NUMERICAL INDEX

THIS INDENTURE, Made this 3 day of June 1971, between Stanley C. Cook and Wanda M. Cook, husband and wife of Baldwin City of Douglas County, in the State of Kansas as mortgagor, and The Baldwin State Bank Baldwin City of Douglas County, in the State of Kansas as mortgagee is as follows:

In consideration of the sum of Eighteen thousand 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 East Eighty-five (85) feet of the South Sixteen (16) feet of Lot Thirty-six (36) and the East Eighty-five (85) feet of the North Half (N $\frac{1}{2}$) of Lot Thirty-seven (37) on Eighth Street in Baldwin City, Kansas; Also, the West Fifty-seven (57) feet of Lots Nos. Thirty-four (34), Thirty-five (35), Thirty-six (36) and the west Fifty-seven (57) feet of the North half of Lot No. Thirty-seven (37), all on Eighth Street, 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 Eighteen thousand 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 \$ 18,000.00 - - to mortgagee, with interest, which shall be paid as follows:

8% interest - \$200.00 per month including interest.

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.

Stanley C. Cook
Wanda M. Cook

STATE OF KANSAS, Douglas COUNTY, ss. BE IT REMEMBERED, That on this 3 day of June, 1971, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Stanley C. Cook and Wanda M. Cook, 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.

3/8/74, 19
Donald O. Nutt
Notary Public.

REGISTRATION FEE
45.00
This instrument was filed for record on the 14th day of June 1971 at 10:21 o'clock A.M. and recorded in Book at page
Register of Deeds.
By Deputy.
FEES.
Registration fee, 45.00
Register of Deeds, for recording \$ 3.00

Recorded June 14, 1971 at 10:21 A.M.

Janet Beem Register of Deeds