

26358

MORTGAGE-REAL ESTATE

BOOK 162 P-15-2TW

26358

Hall Litho. Co., Inc., Topeka

GENERAL INDEX

REGISTRATION FEE

No. 5,986

Indebtedness \$ 6,600.00 Fee \$ 16.50

Made this 13 day of August 1971

Register of Deeds, Douglas Co., Kansas

STATE OF KANSAS,

Douglas County, ss.

This instrument was filed for record on the
13 day of August
1971 at 2:48 o'clock P. M., and
recorded in Book
at page

Register of Deeds.

By Deputy.

FEEES.

Registration fee, \$ 16.50
Register of Deeds, for recording \$ 3.00

THIS INDENTURE, Made this 9th day of August

19 71, between

Erlin Larry Kalb and Rosalie Ruth Kalb,
husband and wife

of Douglas County, in the State of Kansas

as mortgagor, and

The Baldwin State Bank, Baldwin City, Kansas,
a Corporation

of Douglas County, in the State of Kansas

as mortgagee is as follows:

In consideration of the sum of
Six Thousand Six Hundred 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,

Lot No. Seven (7) of Miller Tr-Plat, Survey No.
1198, in Baldwin City, Douglas County, 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 \$ 6,600.00 to mortgagee, with interest,
which shall be paid as follows: In 120 monthly installments of \$80.00. Each installment to be
applied first against the accrued interest and the balance of each 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.

Erlin Larry Kalb
Erlin Larry Kalb

Rosalie Ruth Kalb
Rosalie Ruth Kalb

STATE OF KANSAS,

Douglas

COUNTY, ss.

BE IT REMEMBERED, That on this 9th

day of August

, 19 71, before me, the

undersigned, a Notary Public

in and for the County and State aforesaid, came

Erlin Larry Kalb and Rosalie Ruth Kalb

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.

(Seal)
My commission expires

March 14, 1974

Carl A. Butell

Notary Public.

60034 3M 3 69 Rev. 3/69

Recorded August 13, 1971 at 2:48 P.M.

Janice B. Beams

Register of Deeds