

IN WITNESS WHEREOF the Mortgagor(s) have hereunto set their hand(s) and seal(s) the day and year first above written.

Roy G. Frazier, Jr.
Roy G. Frazier, Jr.

[SEAL]

Virginia S. Frazier
Virginia S. Frazier

[SEAL]

[SEAL]

[SEAL]

STATE OF KANSAS,

COUNTY OF DOUGLAS

BE IT REMEMBERED, that on this 15th day of October, 1971, before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Roy G. Frazier, Jr. and Virginia S. Frazier, his wife, to me personally known to be the same person(s) who executed the above and foregoing instrument of writing, and duly acknowledged the execution of same.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal on the day and year last above written.



Charles W. Hedges
Charles W. Hedges
Notary Public

Recorded October 22, 1971 at 3:13 P. M.

Janice Radem Register of Deeds

108 REV. 11-70

27327
BOOK 162

THE FEDERAL LAND BANK OF WICHITA

Loan No.

First Farm and Ranch Mortgage

THIS INDENTURE, Made this 18th day of October, 1971, between

VINCENT J. HOOVER, a single man,

hereinafter called mortgagor, whether one or more, and THE FEDERAL LAND BANK OF WICHITA, Wichita, Kansas, a corporation, organized and existing under the Federal Farm Loan Act approved July 17, 1916, hereinafter called mortgagee.

WITNESSETH: That said mortgagor, for and in consideration of the making of a loan as evidenced by a note described herein, receipt of which is hereby acknowledged, mortgages to said mortgagee, all of the following described real estate situate in the County of DOUGLAS, and State of KANSAS, to-wit:



The Southeast Quarter of Section 31, Township 11 South, Range 18 East of the Sixth Principal Meridian.

Containing 160 acres, more or less. Subject to existing easements and rights of way and except mineral interests owned by third persons under valid reservations or conveyances now of record.

Together with all privileges, hereditaments and appurtenances thereunto belonging, or in any wise appertaining, including all water, irrigation and drainage rights of every kind and description, however evidenced or manifested, and all rights-of-way, apparatus and fixtures belonging to or used in connection therewith, whether owned by mortgagor at the date of this mortgage, or thereafter acquired; also abstracts or other evidence of title to the above described real estate.

This mortgage is given to secure the payment of a promissory note of even date herewith, executed by mortgagor to mortgagee, in the principal amount of \$ 23,000.00, with interest at rates provided in said note, principal and interest being due in installments, the last due January 1, 2005. The note provides for future changes in interest rates.

Mortgagor hereby covenants and agrees with mortgagee as follows:

1. To be now lawfully seized of the fee simple title to all of said above described real estate; to have good right to sell and convey the same; that the same is free from all encumbrances; and to warrant and defend the title thereto against the lawful claims or demands of all persons whomsoever.
2. To pay when due all payments provided for in the note secured hereby.
3. To pay when due all taxes, liens, judgments, or assessments which may be lawfully assessed or levied against the property herein mortgaged.
4. To insure and keep insured buildings and other improvements now on, or which may hereafter be placed on, said premises, against loss or damage by fire and/or tornado, in companies and amounts satisfactory to mortgagee, any policy evidencing such insurance to be deposited with, and loss thereunder to be payable to, mortgagee as its interest may appear. At the option of mortgagor, and subject to general regulations of the Farm Credit Administration, sums so received by mortgagee may be used to pay for reconstruction of the destroyed improvement(s); or, if not so applied may, at the option of the mortgagee, be applied in payment of matured indebtedness, or as extra payments on unmatured indebtedness, in the manner provided in the note secured hereby.
5. To use the proceeds from the loan secured hereby solely for the purposes set forth in mortgagor's application for said loan.