

27588

Hall Litho. Co., Inc., Topeka

MORTGAGE - REAL ESTATE
BOOK 163 P-15-2TW 27588

INDEXED
NUMERICAL INDEX

REGISTRATION FILE
No. 6,266
Indebtedness \$ 4,000.00 Fee \$ 10.00
Made this 17th day of November 1971

Register of Deeds, Douglas Co., Kansas
STATE OF KANSAS,
Douglas County, } ss.
This instrument was filed for record on the
17th day of November
1971 at 3:55 o'clock P. M., and
recorded in Book
at page

Register of Deeds.
By Deputy.

FEEES.
Registration fee, \$ 10.00
Register of Deeds, for recording \$ 3.00

THIS INDENTURE, Made this 16th day of November
1971, between William A. Kneedler and Anna Mae Kneedler,
husband and wife
Baldwin City
of Douglas County, in the State of Kansas
as mortgagor, and
The Baldwin State Bank
Baldwin City, Kansas
of Douglas County, in the State of Kansas
as mortgagee is as follows:
In consideration of the sum of
Four thousand one 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,
South One-half (S¹/₂) of Lots 58, 60, 62, 64 and 66 on Elm
Street 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

Five 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 \$ 4,100.00 - - to mortgagee, with interest, which shall be paid as follows:

\$51.00 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.

STATE OF KANSAS, Douglas COUNTY, ss.
BE IT REMEMBERED, That on this 16th day of November, 1971, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came William A. Kneedler and Anna Mae Kneedler, 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.
March 8 1974
Donald O. Nutt Notary Public.



Recorded November 17, 1971 at 3:55 P.M.

Janice Beem Register of Deeds