

AMORTIZATION MORTGAGE  
(KANSAS)

THIS INDENTURE made this 15th day of November 1917, between William F. Sulzen, also know as William Sulzen and Josephine Katherine Sulzen, husband and wife, of the County of Douglas and State of Kansas part of the first part, and THE FEDERAL LAND BANK, OF WICHITA OF WICHITA KANSAS, party of the second part,

WITNESSETH: That said parties of the first part for and in consideration of the sum of Five Thousand (\$5000.00) Dollars to them in hand paid, by party of the second part, receipt of which is hereby acknowledged, have granted, bargained and sold and do by these presents grant, bargain, sell and convey to the said party of the second part, all herein described real estate, lying and situate in the County of Douglas and State of Kansas, to-wit:

The Southeast Quarter (SE $\frac{1}{4}$ ) of Section Eight (8), Township Twelve (12) South of Range Eighteen (18) East of the Sixth Principal Meridian, containing 160 acres, more or less, according to the Government Survey thereof.

Together with the privileges, hereditaments and appurtenances thereunto belonging, or in any way appertaining,

The said parties of the first part do hereby covenant and agree with said party that they are lawfully seized of said premises; that they have good right to sell or convey the same, and that the same are free of all encumbrance.

PROVIDED, This mortgage is given to secure a certain Promissory note this day executed by parties of the first part to party of the second part, of which the following is a copy.

COPY

\$5000.00 Lecompton, Kansas, November 15, 1917.

For value received we promise to pay to the order of THE FEDERAL LAND BANK OF WICHITA at its offices in the City of Wichita, Kansas, the sum of Five thousand (\$5000.00) Dollars with interest at the rate of five percent. per annum, payable semi-annually in manner and form as follows:

In seventy-one semi-annual payments of One Hundred fifty (\$150.00) Dollars each, payable on the 15th day of May and November in each year and a final payment of Two Hundred Thirtythree and 33/100 (\$233.33) Dollars, payable on the 15th day of November, 1953, unless this note shall be sooner matured by extra payments on account of principal. Such method of payment being on the amortization plan and in accordance with amortization tables provided by the Federal Farm Loan Board.

All payments not made when due shall bear interest from the due date to the date of payment at the highest rate authorized by this State, not exceeding eight per cent. per annum.

This note is secured by real estate mortgage of even date herewith.

William F. Sulzen, also known as William Sulzen.

Josephine Katherine Sulzen.

Now if the said parties of the first part shall make when due, all payments provided for in said note, and perform all the conditions hereinafter set out, then this mortgage shall be void, otherwise to be and remain in full force and effect.

Parties of the first part agree to keep the buildings and improvements on the premises above conveyed, insured in the sum of Nine Hundred Fifty (\$950.00) dollars, in an Insurance Company to be approved by party of the second part. Such policy or policies of Insurance to be deposited with party of the second part, and loss thereunder to be payable to party of the second part, as its interests may appear.

Parties of the first part agree to pay, when due, all taxes, charged, and assessments legally levied against the property hereby conveyed.

Parties of the first part in their application for loan, have made certain representations to party of the second part as to the purpose of purposes for which the money loaned on this mortgage was borrowed. Such representations are hereby specifically referred to and made part of this mortgage. This mortgage is made to said party of the second part as a Federal Land Bank doing business under "The Federal Farm Loan Act," and is hereby agreed to be in all respects subject to and governed by the terms and provisions of said Act.

In the event that parties of the first part shall fail to pay any taxes or assessments against said premises when due, or to maintain Insurance as hereinabove provided for, party of the second part may make such payments, or provide such Insurance, and the amount paid therefor shall become subject to the lien of this mortgage and bear interest from date of payment at the highest rate authorized by this State, not exceeding eight per cent per annum.

And to further secure the payment of said note the parties of the first part hereby assign to the party of the second part, in whole or, at the option of the second party, in such amounts or such proportionate part or parts as the second party may from time to time designate, all the rents, royalties, payments and delay moneys that may from time to time become due and payable on account of any and all oil and gas mining leases, or any kind now existing of that may hereafter come into existence covering the above described lands, and all moneys received by the second party by reason of this assignment shall be applied: first, to the payment of matured installments; and second, the balance, if any, to the principal remaining unpaid; provided that nothing herein shall be construed as a waiver of the priority of the lien created by this mortgage over any such lease made subsequent to the date of this mortgage.

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