

AMORTIZATION
MORTGAGE RECORD 70

457

Receiving No. 13140

SAUL DOERNER STATIONERY CO KANSAS CITY MO 64107

AMORTIZATION MORTGAGE

from

H. C. Bauer

To

LAND BANK COMMISSIONER

STATE OF KANSAS,

COUNTY OF DOUGLAS

This instrument was filed for record in the office of Register of

Deeds of said County, on the 19 day of

January, 1942, at 3:40

o'clock P. M.

Harold A. Beck
Register of Deeds

THIS INDENTURE, Made this 2nd day of January, 1942, between

H. C. Bauer also known as Heinrich C. Bauer and Dorothy E. Bauer, his wife

of the County of Douglas, and State of Kansas, hereinafter called the Mortgagor, whether one or more, and the Land Bank Commissioner, with offices in the City of Wichita, Kansas, acting pursuant to Part 3 of the Emergency Farm Mortgage Act of 1933, as amended, hereinafter called the Mortgagee.

WITNESSETH: That said Mortgagor, for and in consideration of the sum of

ONE THOUSAND TWO HUNDRED AND NO/100 (\$1200.00)

DOLLARS,

in hand paid by the Mortgagee, receipt of which is hereby acknowledged, has granted, bargained and sold, and does by these presents grant,

bargain, sell and convey to said Mortgagee, all of the following described real estate situate in the County of Douglas

and State of Kansas, to-wit:

East Half (E $\frac{1}{2}$) of Section Twenty-eight (28), Township Twelve (12) South,

Range Nineteen (19) East of the Sixth Principal Meridian, except 1.15

acres described as follows: Beginning at the southwest corner of Southeast

Quarter (SE $\frac{1}{4}$) of said Section Twenty-eight (28), thence running North on

the half section line 92 rods, thence East 2 rods, thence South 92 rods,

thence West 2 rods to place of beginning;

Containing 320 acres, more or less, according to the U.S. Government Survey thereof;

Together with all privileges, hereditaments and appurtenances therunto 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 the Mortgagor at the date of this mortgage, or thereafter acquired.

That said above granted premises are free and clear of all liens and encumbrances whatsoever, excepting a first mortgage to The Federal Land Bank of Wichita in the sum of \$4800.00 dated January 2, 1942, filed for record on the 19 day of January, 1942 at 3:45 P.M., recorded in Book 78 Page 396 of the records in the office of the Register of Deeds of Douglas County, Kansas.

Provided, this mortgage is given to secure the payment by the Mortgagor to the Mortgagee, at his offices in the City of Wichita, Kansas, of the sum of \$1200.00, evidenced by a certain promissory note of even date herewith, executed by the Mortgagor to the Mortgagee, conditioned for the payment of said sum, with interest on said principal or unpaid balance thereof at the rate of five per centum per annum, payable semi-annually on the 1st day of June and December in each year; said principal sum being payable on an amortization plan and in Forty (40) equal, successive semi-annual instalments of \$30.00 each, the first instalment being payable on the 1st day of June, 1942, and the remaining instalments being payable on each succeeding interest payment date, to and including the 1st day of December, 1961; Mortgagor to have the privilege, of paying at any time one or more instalments of principal, or the entire unpaid balance of said principal sum, such additional principal payments, if made, operating to discharge the debt secured hereby at an earlier date and not reducing the amount or deferring the due date of the next payable instalment of principal.

The Mortgagor does hereby covenant and agree with the 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 excepting such encumbrances as are specifically described and set out herein; and to warrant and defend the title thereto against the lawful claims or demands of all persons whosoever.
2. To pay when due all payments provided for in the note secured hereby.
3. To make return of said real estate for taxation, when so required by law; to pay before they become delinquent all taxes, charges and assessments legally levied against the property herein conveyed; and to exhibit to Mortgagee receipts, or certified copies thereof, evidencing such payment.
4. To pay at all times during the existence of this mortgage all due sums and interest on any mortgage, judgment, lien or encumbrance senior to the lien of this mortgage; to pay the principal debt secured by such mortgage, judgment, lien or encumbrance when due; to exhibit to Mortgagee receipts, or certified copies thereof, evidencing such payment; and to perform all other covenants and conditions contained in any such mortgage, judgment, lien or encumbrance senior to the lien of this mortgage.

This document was written on the original mortgage entered this 21 day of January 1942

Harold A. Beck
Reg. of Deeds
Douglas County, Kansas

The amount secured by this mortgage has been paid in full and the mortgage is hereby cancelled. This instrument was filed for record in the office of the Register of Deeds of Douglas County, Kansas, on the 19 day of January, 1942, at 3:40 o'clock P. M. and is recorded in Book 78 Page 396 of the records in the office of the Register of Deeds of Douglas County, Kansas. By E. H. Jones, Clerk of Court.