

MORTGAGE RECORD No. 81

Reg. No. 2233

Fee Paid \$17.50 <

From

Floyd E. Kalb, a single man,

To

THE SECURITY BENEFIT ASSOCIATION
Topeka, Kansas

State of Kansas }
County of Douglas }

as.

This instrument was filed for record in the office of

REGISTER OF DEEDS

of said County, on the 5 day of April

1940, at 1:25 o'clock P.M.

Register of Deeds.

THIS INDENTURE, Made this Third day of April A. D. 1940 by and between Floyd E. Kalb, a single man,

of the County of Douglas and State of Kansas, part of the first part and THE SECURITY BENEFIT ASSOCIATION, a corporation under the laws of Kansas, located at Topeka, Shawnee County, Kansas, party of the second part:

WITNESSETH, That the said party of the first part, in consideration of the sum of Seven Thousand and No/100 DOLLARS, to him in hand paid, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell and convey unto the said party of the second part, its successors and assigns, all of the following described real estate, situate in the County of Douglas and State of Kansas, to-wit:

The South Half (S $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) and the North One-fourth (N $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Seven (7); and the South Half (S $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Six (6), all in Township Fifteen (15) South, Range Twenty-one (21); and The Southeast Quarter (SE $\frac{1}{4}$) of Section One (1), Township Fifteen (15) South, Range Twenty (20), all East of the Sixth (6th) Principal Meridian.

TO HAVE AND TO HOLD the same, with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining, and all rights of homestead exemption and every contingent right or estate therein, unto the said party of the second part, its successors and assigns, forever. And the said party of the first part does hereby covenant and agree that at the delivery hereof, he is the lawful owner of the premises above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances, and that he will warrant and defend the same in the quiet and peaceable possession of the said party of the second part, its successors and assigns, forever, against the lawful claims of all persons whatsoever.

PROVIDED, Always, and these presents are upon the following covenants and conditions, to-wit:

FIRST. That said party of the first part is justly indebted to the said second party in the sum of Seven Thousand and No/100 Dollars, according to the terms of a certain mortgage note or bond of even date herewith, executed by said party of the first part, in consideration of the actual loan of the sum aforesaid, to the said second party, with interest thereon from April 4, 1940, until maturity, at the rate of 4% per cent per annum, payable semi-annually on the first days of April and October

in each year, according to the terms of said note; both principal and interest and all other indebtedness accruing hereunder, being payable in lawful money of the United States of America, at the office of THE SECURITY BENEFIT ASSOCIATION, in Topeka, Kansas, and all of said notes bearing ten per cent interest after due.

SECOND. That the said first party shall pay all taxes and assessments now due, or which may become due, on said premises before the same become delinquent; and in case not so paid, the holder of this mortgage may pay such taxes and assessments, and recover the amount so paid with interest thereon at the rate of ten per cent per annum, and this mortgage shall stand as security therefor.

THIRD. That the said first party shall keep the buildings on said premises insured in some responsible company or companies, approved by said second party, for the benefit of said second party, or assigns, in the sum of not less than \$5,500.00 -- Fire

and shall deliver the policies and renewal receipts to said second party, and should said first party neglect so to do, the legal holder hereof may effect such insurance, and recover of said first party the amount paid therefor with interest at ten per cent per annum, and this mortgage shall stand as security therefor.

FOURTH. That said first party shall keep all fences, buildings and other improvements on said premises in as good condition and repair as they now are, and shall not suffer waste nor permit the value of said premises to depreciate by neglect or want of care; and should said first party neglect so to do, said second party or assigns shall be entitled to immediate possession of said premises.

FIFTH. In case of default of payment of any sum herein covenanted to be paid for the period of ten days after the same becomes due, the said first party agrees to pay to the said second party, or its assigns, interest at the rate of ten per cent per annum, computed annually on said principal note from the date of default, to the time when said principal and interest shall be fully paid; and in case of default of any of the covenants herein contained, the rents and the profits of the said premises are pledged to the legal holder or holders hereof as additional and collateral security for the payment of all moneys mentioned herein, and said legal holder shall be entitled to the possession of said property by a receiver or otherwise as it may elect. It is also agreed that the taking of possession shall in no manner prevent or retard the second party in the collection of said sums by foreclosure or otherwise.

SIXTH. If such payments be made as herein specified, this conveyance shall be void, and is to be released at the expense of said party of the second part; but if said principal or interest notes, or any part thereof, or any interest thereon, be not paid according to the terms of said notes, or if said taxes or assessments be not paid as provided herein, or if default be made in the agreement to insure, or in the covenant against incumbrances, or any other covenant herein contained, then this conveyance shall become absolute, and the whole of said principal and interest shall immediately become due and payable at the option of the party of the second part, or assigns, and this mortgage may thereupon be foreclosed immediately for the whole of said money, interest and costs, without further notice. In case of such foreclosure, said real estate shall be sold without assignment.

IN WITNESS WHEREOF, The said party of the first part has hereunto subscribed his name and affixed his seal, on the day and year above mentioned.

(Seal) Floyd E. Kalb (Seal)

(Seal) (Seal)

STATE OF KANSAS,

County of Douglas ss.

BE IT REMEMBERED, That on this 4th day of April A. D. 1940, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came

Floyd E. Kalb, a single man,

to me personally known to be the same person who executed the foregoing instrument and duly acknowledged the execution of the same.

(SEAL) IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

(Term expires July 13, 1940) George Docking Notary Public.

SATISFACTION OF MORTGAGE

THE SECURITY BENEFIT ASSOCIATION, the mortgagee within named, does hereby acknowledge full payment of the debt secured by the foregoing mortgage, and authorize the Register of Deeds of Douglas County, Kansas, to discharge the same of record.

IN WITNESS WHEREOF, The said corporation has caused these presents to be signed by its National President, National Secretary and its seal to be affixed, this 5th day of April A. D. 1942.

National President. By J. N. Abraham National Secretary.

This Release was written on the original Mortgage

entered this day of April 1942 at Topeka, Kansas. Notary Public.