

Mortgage Record 81

Receiving No. 1441

Loan No.

FROM

BENJAMIN H. MOHLER and wife

STATE OF KANSAS
COUNTY OF DOUGLAS

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

of said County, on the 4 day of November

1935, at 10:30 o'clock A.M.

Harold A. Beck
Register of Deeds.TO
THE FEDERAL LAND BANK OF WICHITA
Wichita, Kansas

THIS INDENTURE, made this 1st day of October, 1935, between

Benjamin H. Mohler, also known as Benjamin H. Mohler, and Mary Lula Mohler, his wife,

of the County of Douglas, and State of Kansas, hereinafter called the mortgagor, whether one or more, and THE FEDERAL LAND BANK OF WICHITA, WICHITA, KANSAS, hereinafter called the mortgagee.

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

FOUR THOUSAND FIVE HUNDRED AND NO/100 (\$4500.00)

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:

Southeast quarter (SE $\frac{1}{4}$) of Section Twenty-three (23) and beginning at the Northeast corner of the Northwest quarter (NW $\frac{1}{4}$) of Section Twenty-three (23), Township Fourteen (14) South, Range Eighteen (18) East of the Sixth Principal Meridian, thence south along the east side of said quarter section 160 rods, thence west along the south side of said quarter section 1292 feet, more or less, to a corner stone, thence north to the center of the county road, thence along the center of the county road, in a Northeasterly direction to where said county road crosses the north line of said quarter section, thence east along said north line to the place of beginning, less however, the following: A tract of land in the Northwest quarter (NW $\frac{1}{4}$) of said Section Twenty-three (23) beginning at the northeast corner of said quarter section, thence south 0 degrees 24' east along the north line of said quarter section, 339.5 feet, thence north 34 degrees 58' west 297.7 feet, thence north 36 degrees 17' west 116.8 feet, more or less, to the north line of said quarter section, thence north 89 degrees 55' East along said quarter section line 237.4 feet, more or less, to the point of beginning, subject to highway; and

Containing 229.09 acres, more or less, according to the U. S. Government Survey thereof.

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 the mortgagor at the date of this mortgage, or thereafter acquired.

Provided, this mortgage is given to secure the payment by the mortgagor to the mortgagee, at its offices in the City of Wichita, State of Kansas, of the sum of \$4500.00 with interest at the rate of 4 per cent per annum, evidenced by a certain promissory note of even date herewith, executed by the mortgagor to the mortgagee, conditioned for the payment of said sum and interest on the amortization plan in SIXTY (60) semi-annual installments, and a final installment of \$114.75 due on the 1st day of September, 1968, unless sooner matured by extra payments on principal, in accordance with the amortization table printed on the back of said note; which note further provides that all sums not paid when due shall bear interest from the due date to the date of payment at the rate of eight per cent per annum.