

(No. 52K)

F. J. Boyle, Publisher of Legal Blanks, Lawrence, Kansas

Witnesseth, that the said parties of the first part in consideration of the sum of

Also an undivided one-fourth interest in and to the following described tract:
Beginning at a point 5 rods South of the Northeast corner of the Northeast Quarter
of Section 21, Township 13, Range 18; thence West 20 rods; thence South 80 rods;
thence East 20 rods; thence North 80 rods to the place of beginning.

with the appurtenances and all the estate, title and interest of the said part ies of the first part therein.

And the said part 100 of the first part do hereby covenant and agree that at the delivery hereof they are the lawful owners of the premises above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances.

and that they will warrant and defend the same against all parties making lawful claim, thereunto.

And it is agreed between the parties hereto that the part 100 of the first part shall at all times during the life of this indenture, pay all taxes and assessments that may be levied or assessed against said real estate when the same become due and payable, and that they keep the buildings upon said real estate insured against fire and tornado in such sum and by such insurance company as shall be specified and directed by the part Y of the second part, the loss, if any, made payable to the part Y of the second part to the extent of 100 percent interest.

And in the event that said part 100 of the first part shall fail to pay such taxes when the same become due and payable he to keep said premises insured as herein provided, then the part Y of the second part shall pay said taxes and insurance, or either, and the amount so paid shall become a part of the indebtedness, secured by this indenture; and shall bear interest at the rate of 10% from the date of payment until fully repaid.

THIS GRANT is intended as a mortgage to secure the payment of the sum of Fifteen hundred and no/100 DOLLARS

according to the terms of one certain written obligation for the payment of said sum of money, executed on the 2th day of February 19 19, and by its terms made payable to the party of the second part, with interest accruing thereon according to the terms of said obligation and also to secure any sum or sums of money advanced by the said party of the second part to pay for any insurance or to discharge any taxes with interest thereon as herein provided, in the event that said party of the first part shall fail to pay the same as provided in this indenture.

And this conveyance shall be void if such payments be made as herein specified, and the obligation contained herein fully discharged. If default be made in such payments or any part thereof or any obligation created thereby, or interest thereon, or if the taxes on said real estate are not paid when the same become due and payable, or if the insurance is not kept up, as provided herein, or if the buildings on said real estate are not kept in as good repair as herein provided, then the said mortgage shall be deemed to be in full force and effect, and the said principal and interest shall be immediately due and payable, and all of the obligations provided for in said written obligation, for the security of which this indenture is given, shall immediately mature and become due and payable at the option of the holder hereof, without notice, and it shall be lawful for the said party of the second part to cause a receiver to be appointed to collect the rents and benefits accruing therefrom; and to sell the premises hereinafter named, or any part thereof, in the manner prescribed by law and out of all moneys arising from such sale to retain the amount then unpaid of principal and interest, together with the costs and charges incident thereto, and the surplus, if any there be, shall be paid by the party of the first part to the party of the second part.

It is agreed by the parties hereto that the terms and provision of this indenture and each and every obligation therein contained, and all benefits accruing therefrom, shall extend and inure to, and be obligatory upon the heirs, executors, administrators, personal representatives, assigns and successors of the respective parties hereto.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals the day and year last above written.

Howard Kampachroel (SEAL)
Targima Kampachroel (SEAL)
(SEAL)
(SEAL)