

UNDA-FHA
Form FHA-501.11
(Rev. 3-23-43)

3931 BOOK 96

REAL ESTATE MORTGAGE FOR KANSAS

KNOW ALL MEN BY THESE PRESENTS:

THAT, WHEREAS, the undersigned GEORGE W. CHRISTIAN and EVELYN CHRISTIAN,husband and wife,of the County of Douglas, State of Kansas, hereinafter called Mortgagor, has become justlyindebted to SHAWNEE FEDERAL SAVINGS & LOAN ASSOCIATION,Topeka, Kansas

a corporation organized and existing under the laws of the State of Kansas, hereinafter called Mortgagee, as evidenced by one certain promissory note dated the 22 day of October 1942, for the principal sum of Ten Thousand Eight Hundred and no/100 Dollars (\$10,800.00), with interest at the rate of three percent (3%) per annum, principal and interest payable and amortized in installments as therein provided and in accordance with the terms thereof, the first installment shall be in the amount of \$10, payable on the 31st day of March, 1942; the next succeeding thirty-nine installments shall be in the amount of \$467.20 each, payable annually thereafter; and the final installment shall be in the amount of any remaining principal and interest, payable forty (40) years from the date of said note; and

WHEREAS, Mortgagor is desirous of securing the prompt payment of said note, and the several installments of principal and interest at maturity, and any extension or renewal thereof, and any agreement supplementary thereto, and any additional indebtedness on account of any future advances or expenditures made as hereinafter provided, and the performance of each and every covenant and agreement of Mortgagor herein contained;

Now, THEREFORE, in consideration of the said indebtedness and to secure the prompt payment thereof, as the same matures or becomes due, and of any extension or renewal thereof, or of any agreement supplementary thereto, and to secure the performance of each and every covenant and agreement of Mortgagor herein contained, Mortgagor does hereby and with these presents mortgage and warrant unto Mortgagee the following described real estate situated in the County of Douglas, State of Kansas, to wit:

The North Half of the Southwest Quarter (N $\frac{1}{2}$ S $\frac{1}{2}$ Q $\frac{1}{4}$), the West Half of the South One Hundred Acres of the Southeast Quarter (W $\frac{1}{2}$ S100A: SE $\frac{1}{4}$), and the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ Q $\frac{1}{4}$) of SECTION TWELVE (12), Township Fifteen (15) South, Range Eighteen (18) East of the Sixth Principal Meridian; SUBJECT TO rights of record;

Being the same land that was conveyed to the Mortgagors as joint tenants by a certain deed executed by Elmer John Wintermantel and Dorothy M. Wintermantel, husband and wife, and intended to be recorded simultaneously herewith.

together with all rents and other revenues or incomes therefrom, and all and singular, the rights, easements, hereditaments, and appurtenances thereto belonging, or in any wise incident or appertaining, and all improvements and personal property now or hereafter attached to or reasonably necessary to the use of the real property herein described, all of which property is sometimes hereinafter designated as "said property";

TO HAVE AND TO HOLD, all and singular, said property before mentioned unto Mortgagee and its assigns forever.

MORTGAGOR, for himself, his heirs, executors, administrators, successors and assigns, does hereby and by these presents covenant and agree:

1. To pay promptly all installments of principal and interest as they become due according to the terms of the said promissory note, and of any agreements supplementary thereto, and any other indebtedness owing by the Mortgagor to the Mortgagee and secured hereby. In the event this mortgage and the note secured hereby are insured under the provisions of the Bankhead-Jones Farm Tenant Act, as amended, the Mortgagor will pay all such installments of principal and interest, and such other amounts as the Mortgagor is required to pay to the Mortgagee under this mortgage, to the United States of America, acting by and through the Administrator of the Farmers Home Administration (hereinafter