

HARRY A. LITVIN AND LELA J. LITVIN, HUSBAND AND WIFE, as  
mortgagees, of DOUGLAS County, KANSAS, mortgage, convey and  
warrant unto PATRONS COOPERATIVE BANK as mortgagee, the following described real  
estate situated in DOUGLAS County, KANSAS, to-wit:

BEGINNING AT A POINT NINE (9) RODS SOUTH OF THE NORTHWEST (NW) CORNER  
OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$ ) OF  
SECTION NINETEEN (19), TOWNSHIP TWELVE (12) SOUTH, RANGE TWENTY (20) EAST;  
THENCE EAST ONE HUNDRED FIFTY FOUR (154) FEET; THENCE SOUTH ONE HUNDRED  
NINETY (190) FEET; THENCE WEST ONE HUNDRED FIFTY FOUR (154) FEET TO THE  
QUARTER SECTION LINE; THENCE NORTH ON THE QUARTER SECTION LINE ONE HUNDRED  
NINETY (190) FEET; TO THE POINT OF BEGINNING, CONTAINING .67 ACRES, MORE  
OR LESS, IN DOUGLAS COUNTY KANSAS

to secure the payment of SEVEN THOUSAND AND NO/100--  
with interest thereon according to the terms of a certain note of even date herewith, executed and delivered by  
the said mortgagees, payable to the order of said mortgagee, ITS SUCCESSORS, and assigns,  
according to the terms thereof.

The mortgagee, Swarrant, that the real estate hereby conveyed is free and clear of all encumbrances.

The mortgagees covenant and agree that together with and in addition to the monthly payments of principal  
and interest payable under the terms of the note secured hereby, the mortgagees will pay each month to the  
mortgagee, until the said note is fully paid, a sum equal to one-twelfth of the amount of the annual real estate  
taxes and assessments levied or to be levied against the premises covered by this mortgage and also one-twelfth  
(1/12) of the known or estimated yearly premiums that will become due and payable to maintain the insurance  
in force on said property. The mortgagees shall hold said monthly payments in trust to pay such taxes, assess-  
ments and insurance when due.

The above named mortgagee.s agree to pay all taxes as herein provided before same become delinquent.

and THEY agree that THEY will, until the said debt is paid, keep the building, selected on said premises  
insured to the amount of INS. VALUE, for the benefit of the holder of this mortgage, in an insurance company  
acceptable to the mortgagee, and upon failure to comply with the foregoing conditions, it is agreed that the  
holder of this mortgage may pay the taxes and the cost of insurance and the amount so paid shall bear interest  
at the rate of 10% per annum from the date of payment and be an additional lien upon the mortgaged real estate,  
concurrent with and collected in the same manner as the principal debt hereby secured, and as additional and  
collateral security for the payment of this mortgage, the interest thereon and the taxes on said land, the under-  
signed hereby transfers, sets over and conveys to the mortgagee, all rents, or other income that may from time  
to time become due and payable under any lease of any kind now existing or that may hereafter be executed  
or come into existence, covering the land described herein, or any portion thereof, with authority to collect the  
same. Which rights are to be exercised by said mortgagee only in the event of delinquency or default in com-  
pliance with the terms of this mortgage and note hereby secured, and this rental assignment shall be void if such  
payment be made as provided in said note.

Now, if payment is made as provided, this mortgage shall be released at the cost of mortgagee, which  
costs THEY agree to pay; but if default is made in said payments or any of them at the time, and  
time specified, the holder of the mortgage may without notice, elect to declare the whole debt due, and there-  
upon, this mortgage shall become absolute, and the holder thereof may immediately cause this mortgage to be  
foreclosed in the manner provided by law.

Witness OUR hand this 8TH day of APRIL, 1952.

*Harry A. Litvin*  
*Lela Jean Litvin*

STATE OF KANSAS, }  
County of Douglas } ss. BE IT REMEMBERED, That on this 8th  
day of APRIL, A. D. 1952, before me, the undersigned, a Notary Public  
in and for the County and State aforesaid, came  
Harry A. Litvin and Lela J. Litvin, husband and wife  
who are personally known to me to be the same persons, who executed the within instrument of writing,  
and such persons duly acknowledged the execution of same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my  
seal the day and year last above written.  
Term Expires April 16, 1955  
Wayne Ruppberg, Notary Public.