

KNOW ALL MEN BY THESE PRESENTS: That JAMES A. SMITH and CHERYL L. SMITH, of Hall County, and State of Nebraska, in consideration of the sum of FOUR THOUSAND, FIVE HUNDRED----(\$4,500.00)----- DOLLARS in hand paid, do hereby SELL and CONVEY unto A. IRENE MAHURIN

of Hall County, State of Nebraska the following described premises situated in Hall County, and State of Nebraska to-wit:

Lots Three (3) and Four (4), Block Eight (8), MacColl and Leflang's Addition to Wood River, Hall County, Nebraska.

THIS IS A FIRST PURCHASE MONEY REAL ESTATE MORTGAGE.

The intention being to convey hereby an absolute title in fee simple, including all the rights of homestead and dower. TO HAVE AND TO HOLD the premises above described, with all the appurtenances thereunto belonging, unto the said mortgagee(s) and to his, her or their heirs and assigns forever, provided always, and these presents are upon the express condition that if the said mortgagor(s), his, her or their heirs, executors, administrators or assigns shall pay or cause to be paid to the said mortgagee(s), his, her or their heirs, executors, administrators or assigns, the principal sum of \$4,500.00 payable as follows, to wit:

Payable in 60 monthly, amortizing payments of \$100.11 each, including interest at 12 percent per annum and with any unpaid balance payable in a lump sum on the 61st month after this date.

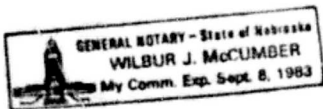
with interest according to the tenor and effect of the mortgagors written promissory note bearing even date with these presents and shall pay all taxes and assessments levied upon said real estate, and all other taxes, levies and assessments levied upon this mortgage or the note which this mortgage is given to secure, before the same becomes delinquent, and keep the buildings on said premises insured for the sum of \$ loss, if any, payable to the said mortgagee then these presents to be void, otherwise to be and remain in full force

IT IS FURTHER AGREED (1) That if the said mortgagor shall fail to pay such taxes or procure such insurance, the said mortgagee may pay such taxes and procure such insurance, and the sum so advanced, with interest at 16 per cent, shall be repaid by said mortgagor, and this mortgage shall stand as security for the same. (2) That a failure to pay any of said money, either principal or interest, when the same becomes due, or a failure to comply with any of the foregoing agreements, shall cause the whole sum of money herein secured to become due and collectible at once at the option of the mortgagee.

Signed this 18 day of May 1983 In presence of James A. Smith, Cheryl L. Smith, Wilbur J. McCumber

STATE OF Nebraska County of Hall

The foregoing instrument was acknowledged before me May 18 1983 by James A. Smith & Cheryl L. Smith



Signature of Person Taking Acknowledgment: Wilbur J. McCumber, Notary Public

STATE OF ... County ... day of ... 19 ... at ... o'clock and ... minutes ... M., and recorded in Book ... of ... at page ... Entered on numerical index and filed for record in the Register of Deeds Office of said County the ... Reg. of Deeds By ... Deputy

Entered as Document No

83-002496

Grantee  
Grantor  
Number

STATE OF NEBRASKA )  
COUNTY OF HALL )

'83 MAY 19 AM 10 07

*J. J. J. J.*  
REG. OF DEEDS

*Wood River Realty*  
*Wood River, 68012*