

78-007339

KNOW ALL MEN BY THESE PRESENTS: THAT Robert J. Baker, and Judy L. Baker, husband and wife, as joint tenants with right of survivorship, each in his own rights and as spouse of the other, (Mortgagor) of Hall County, and State of Nebraska in consideration of the sum of Forty Thousand and no/100 -----DOLLARS in hand paid, do hereby SELL and CONVEY unto Commercial National Bank & Trust Co.

(Mortgagee) of Hall County, and State of Nebraska the following described premises situated in Hall County, and State of Nebraska to-wit: Lot Twenty Nine (29), Kentish Hills Subdivision, located in the South half of the Northwest Quarter of the Southwest Quarter (S 1/2 NW 1/4 SW 1/4) of Section Twenty Five (25), Township Eleven (11) North, Range Ten (10) West of the 6th P. M., Hall County, Nebraska.

In the event the title to said real estate is transferred, or contracted to be transferred, from the undersaid for any reason or by any method whatsoever, the entire principal sum and accrued interest shall at once become due and payable at the holder hereof. Failure to exercise this option because of transfer of title as above stated in one instance shall not constitute a waiver of the right to exercise the same in the event of any subsequent transfer.

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 and to its heirs and assigns, forever, provided always, and these presents are upon the express condition that if the aforesaid mortgagor, his heirs, executors, administrators or assigns shall pay or cause to be paid to the said mortgagee, its heirs, executors, administrators or assigns, the sum of Forty Thousand and no/100 -----Dollars, payable as follows, to-wit:

Forty Thousand and no/100----Dollars on the 21st day of February 19 79
Dollars on the day of 19
Dollars on the day of 19
Dollars on the day of 19
Dollars on the day of 19

with interest thereon at per cent per annum, payable 2/21/79 ~~annually~~ all according to the tenor and effect of a certain promissory note of said Robert J. Baker, and Judy L. Baker

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 \$ n/a 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 per cent shall be paid 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 1st day of November 19 78

In presence of Tom Wendt

Robert J. Baker

Judy L. Baker

STATE OF Nebraska County of Hall
Before me, a notary public qualified for said county, personally came Robert J. Baker, and Judy L. Baker

known to me to be the identical person or persons who signed the foregoing instrument and acknowledged the execution thereof to be his, her or their voluntary act and deed.

Witness my hand and notarial seal on November 1, 19 78
My commission expires: April 23, 1981 Notary Public Betty Busschke

STATE OF _____ County _____ day of _____ 19 _____ at _____ o'clock and _____ minutes _____ M., and recorded on 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.

78-007339

Grantor B
Grantee Se
Numerical 22
12234

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State Of Nebraska
County Of Hall
Register Of Deeds
JEAN FISHER
Jean Fisher

H. H. M. track