

78- 007619

KNOW ALL MEN BY THESE PRESENTS: That

Warren H. Houghkirk and Ellen E. Houghkirk, husband and wife, of Hall County, and State of Nebraska, in consideration of the sum of Twenty Thousand & no/100 (\$20,000.00) DOLLARS in hand paid, do hereby SELL and CONVEY unto Peter J. Levering and Arleta J. Levering, as joint tenants, of Hall County, State of Nebraska the following described premises situated in Hall County, and State of Nebraska, to-wit:

Lot Four (4) in Levering Subdivision in the City of Grand Island, Hall County, Nebraska.

THIS IS A PURCHASE MONEY 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 \$ 20,000.00 payable as follows, to wit: Principal and interest shall be payable as follows:

Principal in the amount of \$2,000.00 per year payable November 10, 1979 and on the same date each year thereafter until fully paid; provided that additional amounts of principal can be paid throughout the term of this note for the purpose of obtaining mortgage releases on portion of the security which are platted into separate building lots. Releases shall be provided at the request of mortgagors upon payment of \$3,000 per platted lot to be applied on the principal. Interest shall be due and payable on November 10, 1979 and on the same date each year thereafter for 10 years or until fully paid. Interest shall be 7% per annum computed from November 10, 1978.

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 \$ none 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 11% 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 10 day of November 19 78

In presence of

Caleb B. Eddy

Warren H. Houghkirk
Warren H. Houghkirk
Ellen E. Houghkirk
Ellen E. Houghkirk

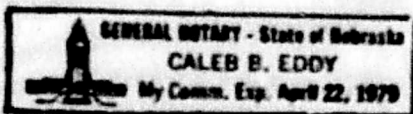
STATE OF Nebraska, County of Hall

Before me, a notary public qualified for said county, personally came Warren H. Houghkirk and Ellen E. Houghkirk, husband and wife, 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 10, 19 78

My commission expires: April 22, 1978 Caleb B. Eddy 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.

225

78- 007619

Grantor H  
Grantee J  
Numerical 27  
1 2 3 4

78 NOV 21 AM 10 15

State Of Nebraska  
County Of Hall

Register Of Deeds  
JEAN FISHER

*Jean Fisher*

*Cable Eddy  
Festway  
Box 1142*