

PURCHASE MONEY REAL ESTATE MORTGAGE

Leon A. Bindenagel and Barbara J. Bindenagel, husband and wife, Mortgagors, in consideration of THIRTY-FIVE THOUSAND TWO HUNDRED DOLLARS (\$35,200.00) received from Mortgagee, mortgage to Gladys L. Aldridge, Mortgagee, the following described real estate situated in Hall County, Nebraska:

Lot Six (6) in Block Thirty-Five (35) in the Original Town, now City of Grand Island, Hall County, Nebraska, as surveyed, platted and recorded.

This Purchase Money Real Estate Mortgage is given to secure the payment of the principal sum of Thirty-Five Thousand Two Hundred Dollars (\$35,200.00) and interest from April 29, 1983, at eleven (11) percent per annum, the principal and interest payable in monthly installments of \$335.22 per month on the 1st day of each month commencing June 1, 1983, and on the 1st day of each month thereafter for 59 consecutive months, repayment of the principal and interest being amortized over a 30-year or 360-month period, with a balloon payment of \$34,201.80 being due and payable with the 60th monthly installment of principal and interest, as provided in a Promissory Note dated April 29, 1983, for which this Mortgage is given as security.

The Promissory Note provides that time is of the essence of the Promissory Note, and if Makers fail for a period of more than thirty (30) days to pay any monthly installment payment when due, the holder of the Promissory Note is given the option to declare the Note immediately due and payable without notice or demand. The Promissory Note provides if Mortgagors default in payment of any monthly installment payment when due, the unpaid monthly installment of principal bears interest at the highest legal rate until paid.

Mortgagors agree to insure the improvements on the real estate for a dollar amount at least equal to the unpaid balance due and payable on the Promissory Note which this Mortgage secures, protecting the improvements from fire and other insurable physical damage hazards, loss (if any) payable to Mortgagee and Mortgagors, as their interests appear. Mortgagors are to furnish Mortgagee with a certificate of insurance evidencing the insurance on the improvements.

Mortgagors agree to pay all taxes and assessments upon the real estate and all other taxes, levies and assessments levied upon this Mortgage and the Promissory Note which this Mortgage is given to secure before payment is delinquent. If Mortgagors fail to pay the taxes and assessments before delinquent or insure the improvements on the real estate as required by this Mortgage, Mortgagee may pay the taxes and assessments or other liens, obtain and pay premiums for the insurance on the improvements on the real estate, and is given a lien secured by this Mortgage for the amounts advanced with interest at the highest legal rate.

If Mortgagors default for a period of more than thirty (30) days in payment of any monthly installment of principal and interest, or fail to perform any of the other agreements in this Mortgage, Mortgagee, at Mortgagee's election, may declare the entire debt secured by this Mortgage due and payable at once, and foreclose this Mortgage for the satisfaction of the total amount due.

Mortgagors reserve the right to prepay the unpaid balance of principal and interest due on the Promissory Note secured by this Mortgage on any monthly installment payment date, without penalty.

Dated: April 29, 1983.

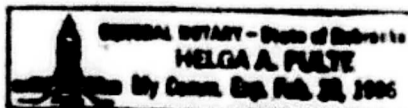
Leon A. Bindenagel  
(Leon A. Bindenagel)

Barbara J. Bindenagel  
(Barbara J. Bindenagel)

STATE OF NEBRASKA, COUNTY OF HALL:

The foregoing instrument was acknowledged before me on April 29, 1983, by Leon A. Bindenagel and Barbara J. Bindenagel, husband and wife, Mortgagors.

Helga A. Pulte  
Notary Public



83-002138

Entered as Document No.

83-002138

325

Grantor [Signature]  
Grantee [Signature]  
Numerical 1  
1-2-3-4

STATE OF NEBRASKA )  
COUNTY OF HALL ) SS

'83 APR 29 PM 3 02

*[Signature]*  
REG. OF DEEDS

THE NEBRASKA REGISTER  
HALL COUNTY OFFICE  
HALL COUNTY, NEBRASKA

*Thorp & Mulvey  
2206 N. Center Apt. A*