

53-A—REAL ESTATE MORTGAGE—With Tax Clause (Revised 1962)

The Huffman General Supply House, Lincoln, Nebr.

KNOW ALL MEN BY THESE PRESENTS: THAT **RUSSELL F. KRUEGER and JOAN KRUEGER**, husband and wife, each in his and her own right and as spouse of the other

of **Boulder** County, and State of **Colorado**, in consideration of the sum of _____ DOLLARS (Mortgagor)
in hand paid, do hereby **SELL and CONVEY** unto **ST. PAUL NATIONAL BANK**

of **Howard** County, and State of **Nebraska**, the following described premises (Mortgagee)
situated in **Eureka** County, and State of **Nevada** to-wit:

Section 32, Lots Three (3), Four (4), South Half of Northwest Quarter (SW $\frac{1}{4}$), Southwest Quarter (SW $\frac{1}{4}$) Township 21 $\frac{1}{2}$, N, Range Fifty-Four East (54E), Mount Diablo Meridian, Eureka County, Nevada

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} successors, forever, provided always, and these presents are upon the express condition that if the aforesaid mortgagor s, their heirs, executors, administrators or assigns shall pay or cause to be paid to the said mort, agee, its ^{heirs, executors, administrators or assigns} successors, the sum of

Twenty-Four Thousand Six Hundred Seventy-Nine & 64/100 ----- Dollars, payable as follows, to-wit:
\$24,679.64 ----- Dollars on the 1st day of March, 19 70
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 $7\frac{1}{2}$ per cent per annum, payable 3/1/70 ~~annually~~ all according to the tenor and effect of a certain promissory note of said **Russell F. Krueger and Joan Krueger**

bearing ~~xxx~~ date of **March 6, 1969**, 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 _____ 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 **13th** day of **March**, 19 **69**.

In presence of

Russell F. Krueger
Joan Krueger

STATE OF **Colorado**, County of **Boulder**:

Before me, a notary public qualified for said county, personally came

Russell F. Krueger and Joan Krueger

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 **March 13**, 19 **69**.

My commission expires: **August 8**, 19 **70** *David Dawson* Notary Public.

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

RECORDED AT THE REQUEST OF **St. Paul National Bank**

on **March 19**, 19 **69**, at **36** mins. past **10** A. M. in

Book **28** of OFFICIAL RECORDS, page **246** RECORDS OF

EUREKA COUNTY, NEVADA *William A. McLean* Recorder

File No. **48879** Fee \$ **3.00**

By _____ Reg. of Deeds
Deputy