

MORTGAGE

THIS INDENTURE, Made this 1st day of June in the year of our Lord
 nineteen hundred and fifty three
 by and between Ross L. Carlson and Ruth Carlson, husband and wife

of the County of Douglas and State of Kansas, parties of the first part, and THE
 STANDARD LIFE ASSOCIATION, of Lawrence, Kansas, party of the second part:

WITNESSETH, That the said parties of the first part, in consideration of the sum of
 -----Three thousand----- DOLLARS

to them in hand paid, the receipt whereof is hereby acknowledged, do by these presents GRANT, BARGAIN,
 SELL and CONVEY unto the said party of the second part, its successors and assigns, all of the following de-
 scribed real estate, situated in the County of Douglas and State of Kansas, to-wit:

West Half of the Southeast Quarter of
 Section 22, Township 13 South, Range 13
 East of the 6th P.M.

TO HAVE AND TO HOLD the same, with all and singular the hereditaments and appurtenances there-
 unto belonging or in anywise appertaining, and all rights of homestead exemption, unto the said party of the
 second part, and to its successors and assigns, forever. And the said parties of the first part do hereby covenant
 and agree that at the delivery hereof, that they are the lawful owners of the premises above granted, and seized
 of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances, and that they will
 warrant and defend the same in the quiet and peaceable possession of said party of the second part, its succes-
 sors and assigns, forever, against the lawful claims of all persons whomsoever.

PROVIDED, Always, and these presents are upon the following agreements, covenants and conditions,
 to-wit:

FIRST. That the parties of the first part are justly indebted to the party of the second part in the sum of
 -----Three thousand----- DOLLARS,

according to the terms of one certain mortgage note of even date herewith, executed by said
 parties of the first part, in consideration of the actual loan of the said sum, and payable as follows:

December 1	1953	\$100.00 and \$100.00 on the first	19	\$
	19	days of June and December	19	\$
	19	until June 1, 1963 when the	19	\$
	19	balance becomes due.	19	\$
	19		19	\$
	19		19	\$

to the order of the said party of the second part with interest thereon at the rate of 5 per cent per an-
 num, payable semi-annually, on the first days of June and December
 in each year, according to the terms of said note; both principal and interest and all other indebtedness accru-
 ing hereunder being payable in lawful money of the United States of America, at the Home Office of THE
 STANDARD LIFE ASSOCIATION, Lawrence, Kansas, or at such other place as the legal holder of the princi-
 pal note may in writing designate, and said note bearing ten percent interest after maturity.

SECOND. That the parties of the first part agree to keep all fences, buildings and improvements on the said
 premises in as good repair as they are at the date hereof; to permit no waste of any kind; to keep all the build-
 ings which are now or may hereafter be upon the premises unceasingly insured to the amount of

-----Three thousand----- DOLLARS,

in insurance companies acceptable to the party of the second part with policies payable to it in case of loss to the
 amount then secured by this mortgage; to assign and deliver to it, with satisfactory mortgagee clauses, all the
 policies of insurance on said buildings and to pay all insurance premiums when due. In case of loss it is agreed
 that the party of the second part may collect the insurance moneys or may deliver the policies to the said parties
 of the first part for collection. At the election of the said party of the second part, the insurance moneys shall
 be applied either on the indebtedness secured hereby or in rebuilding.

THIRD. That the party of the second part may make any payments necessary to remove or extinguish
 any prior or outstanding title, lien or incumbrance on the premises hereby conveyed, and may pay any unpaid
 taxes or assessments charged against said property, and may insure said property if default be made in the
 covenant to insure; and any sums so paid shall become a lien upon the above described real estate, and be
 secured by this Mortgage, and may be recovered, with interest at ten per cent, in any suit for the foreclo-
 sure of this Mortgage. In case of foreclosure it is agreed that the judgment rendered shall provide that the
 whole of said real estate shall be sold together and not in parcels.

In presence of witnesses on June 1st 1953