and situate in the County of Douglas and State of Kansas to-wit: The North West Quarter of Section Twenty Six (26) Township Fourteen (14) South, Range Nineteen (19) East of the Sixth Principal Meridian

To Have and to Hold the same with all and singular the hereditaments and appurtenances thereunto 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 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 successors and assigns forever, against the lawful claims of all persons whomsoever.

Provided Always, and this instrument is made, executed and delivered upon the following conditions, to-wit:

First. Said Willis A. Pence and Mary H. Pence are justly indebted unto the said party of the second part in the principal sum of Eight Hundred Dollars, lawful money of the United States of America, being for a loan thereof made by the said party of the second part to the said Willis A. Pence and Mary H. Pence and payable according to the tenor and effect of One certain First Mortgage Real Estate Note, executed and delivered by the said Willis A. Pence and Mary H. Pence bearing date January 3rd 1892 and payable to the order of the said Connecticut Mutual Life Insurance Company, of Hartford, Connecticut, on the third day of January 1897 at its office in Hartford, Connecticut, with interest thereon from date until maturity at the rate of Seven per cent per annum, payable semi-annually, on the third days of July and January in each year, and ten per cent per annum after maturity, the installments of interest being further evidenced by ten coupons attached to said principal note, and of even date therewith, and payable to the order of said Connecticut Mutual Life Insurance Company, of Hartford, Connecticut, at its office in Hartford, Connecticut. The parties of the first part are hereby given the privilege of paying this entire loan in sums of One Hundred Dollars or any multiple thereof, at the maturity of any interest coupon.

Second. Said parties of the first part hereby agree to pay all taxes and assessments levied upon said premises when the same are due, and insurance premiums for the amount of insurance hereinafter specified, and if not so paid, the said party of the second part or the legal holder or holders of this mortgage, may, without notice, declare the whole sum of money herein secured due and payable at once, or may elect to pay such taxes, assessments and insurance premiums, and the amount so paid shall be a lien on the premises aforesaid, and be secured by this mortgage and collected in the same manner as the principal debt hereby secured, with interest thereon at the rate of ten per cent per annum. But whether the legal holder or holders of this mortgage elect to pay such taxes, assessments or insurance premiums, or not, it is distinctly understood that the legal holder or holders hereof may immediately cause this mortgage to be foreclosed and shall be entitled to immediate possession of the premises and the rents, issues

The following is indorsed on the Original Instrument

Know all Men by these presents, That The Connecticut Mutual Life Insurance Company of Hartford Connecticut the Mortgagee within named does hereby acknowledge full payment of the note by the foregoing mortgage secured and authorize the Register of Deeds of Douglas County, Kansas, to discharge the same of record. In Witness Whereof, The Connecticut Mutual Life Insurance Company has hereto affixed its Corporate Seal, and caused these presents to be signed by John M. Taylor its Vice President and John D. Parker its Assistant Secretary this 27 day of April A.D. 1897.

The Connecticut Mutual Life Insurance Co.
By John M. Taylor, Vice President.
John D. Parker. Assistant Secretary

(Corp. Seal)

Witnesses: James P. Smith
Richard H. Robbins

Recorded May 7, 1897

Fred. B[illegible] Register of Deeds
[illegible] Deputy