

The following is enclosed on the original instrument
Release. The note secured by the mortgage herein having been paid and
this mortgage fully satisfied the Register of Deeds of Douglas County
State of Kansas is hereby authorized to cancel the same of record
Dated at Cincinnati Ohio, this 1st day of May, 1903.
The Union Central Life Insurance Company, by John W. Patterson, President
R. A. Clark, Secy.

Recorded May 16th 1903.
W. W. Probst, Reg.
Register of Deeds.

This indenture, made and executed this 25th day of August, A.D. eighteen hundred and
ninety nine by and between of John F. Hammond and Mary E. Hammond his wife
of the county of Douglas, and State of Kansas, parties of the first part, and
The Union Central Life Insurance Company, of Cincinnati, State of Ohio party of the
second part: Witnesseth, that the said parties of the first part for and in consideration
of the sum of Sixteen hundred (\$1600) Dollars, paid by the said party of the second
part, the receipt of which is hereby acknowledged, mortgage and warrant unto
the said party of the second part, its successors and assigns, forever, the certain
tract or parcel of real estate, situated in the county of Douglas and State of Kansas,
described as follows, to-wit: The east half (1/2) of the southeast quarter (1/4) and
the north west quarter (1/4) of the southeast quarter (1/4) of section twenty three (23),
Township fourteen (14), Range nineteen (19) east of the sixth Principal Meridian,
containing one hundred and twenty (120) acres according to Government Survey.
There is excepted from the above one and one half (1 1/2) acres in the north-
west corner of said north-west quarter (1/4) of the south-east quarter (1/4) used
for church purposes. To secure the payment of a debt evidenced by certain
promissory notes of even date herewith, signed by John F. Hammond and Mary
E. Hammond parties of the first part, and payable to the party of the second
part, more fully described, as follows: One principal note for the sum of fifteen
hundred dollars, (and being for the principal sum loaned), payable ten years
after date for in partial payments prior to maturity, in accordance with the stipulation
therein with interest from date at six per cent per annum, payable annually until
paid, on the first day of May in each year (excepting the last installment, which
shall be due and payable with the principal) according to eleven coupon interest
notes; said coupon interest notes drawing ten per cent interest per annum after
maturity, until paid. All of said notes being dated Aug. 25, 1899 at Lawrence
Kansas. The parties of the first part hereby covenant, and agree with the party
of the second part, its successors and assigns, as follows: First - (a) To pay
all taxes, assessments and charges of every character which are now due, or
which hereafter may become liens on said real estate; and also (b) to pay all
taxes assessed in Kansas, against said second party, or its assigns, on this
mortgage or the note or debt secured hereby before the same become delinquent;
and (c) to deliver to the second party at its office, in Cincinnati, Ohio, immediately
upon the payment of the taxes, assessments or liens aforesaid, duplicate receipts
of the proper officer for the payment thereof; and if not paid, (d) that the holder 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, liens or assessments, (of
which payment, amount and validity thereof, the receipt of the proper officer shall
be conclusive evidence), and be entitled to interest on the same at the rate of ten
per cent per annum, and that this mortgage shall stand as security for the amount
so paid, with interest, and (e) that the sum or sums of money so advanced shall
be immediately due and payable and be recovered from the parties of the first
part, with interest at the rate of ten per cent per annum. Second - To keep all
buildings, fences and other improvements on said real estate in as good repair and
condition as the same are in at this date, and shall permit no waste, and
especially no cutting of timber except for making and repairing of fences on
the place, and such as shall be necessary for firewood for the use of the grantor's
family. Third - At the option of second party (a) to keep the buildings on said