

FIRST MORTGAGE—SINK FUND—NORTH DOW CO. LEITERS—NORTH KAN. No. 12111

This Indenture, Made this 5th day of December in the year of our Lord Nineteen
Hundred and twenty three between Hibbard M. Boles and Julia Boles
husband and wife (being of lawful age) of the
 County of Douglas and State of Kansas, of the first part, and Milder S. Metcalf
of Lawrence, Kansas of the second part,

Witnesseth, That the parties of the first part, in consideration of the sum of \$ 2500.
Twenty-five hundred DOLLARS
 to them in hand paid, the receipt whereof is hereby acknowledged, have sold and by these presents do grant, bargain sell and convey to the
 said party of the second part, his heirs and assigns forever, the following tract or parcel of land situated in the County of
 and State of Kansas, described as follows, to wit:

The South half of the Southeast Quarter of Section
Twenty-two (22) in Township Thirteen (13) of Range Thirteen
(19)

with the appurtenances and all the estate, title and interest of the said parties of the first part therein. And the said part of the first part do
 hereby covenant and agree that at the delivery hereof they are the lawful owner of the premises above granted, and seized of a
 good and indefeasible estate of inheritance therein, free and clear of all incumbrances, that they have good right to sell and convey said
 premises, and that they will warrant and defend the same against the lawful claims of all persons.

This Grant is intended as a Mortgage to secure the payment of the Sum of \$ 2500
Twenty-five hundred DOLLARS, and interest thereon, according to the terms of a certain
 mortgage note and which interest notes attached thereto, this day executed by the said parties of the first part
 to wit:

Note No. 1, for _____ Dollars, due _____, 1903
 Note No. 2, for _____ Dollars, due _____, 1903
 Note No. 3, for _____ Dollars, due _____, 1903
 all dated _____, payable to Milder S. Metcalf
 or order, at the IMPORTERS AND TRADERS NATIONAL BANK, of Lawrence, Kansas

\$3., with interest payable semi-annually on the first day of June and December in each year, according
 to coupons attached to said note. The parties of the first part further agree that they will pay all taxes and assessments upon the said
 premises before they shall become delinquent; and they will keep the buildings on said property, insured for \$4000 in some approved
 Insurance Company, payable, in case of loss, to the mortgagee or assigns, and deliver the policy to the mortgagee as collateral security thereto.

Now, if such payments be made as herein specified, this conveyance shall be void, and shall be released upon demand of the part of the first part. But if default
 be made in the payment of said principal sum, or any part thereof, or any interest thereon, or of said taxes or assessments, as provided, or if default be made in the
 agreement to insure, then this conveyance shall become absolute, and the whole of said principal and interest shall immediately become due and payable at the option of
 the party of the second part, and in case of such default of any sum covenanted to be paid, for the period of ten days after the same becomes due, the said first parties
 agree to pay to said second party or his assigns, interest at the rate of ten per cent. per annum, computed semi-annually on said principal note, from date
 thereof to the time when the money shall be actually paid, and any payments made on account of interest shall be credited in said computation, so that the total amount
 of interest collected shall be not exceed the legal rate of ten per cent. per annum; but the party of the second part may pay any unpaid taxes charged against
 said property, or insure said property if default be made in keeping up insurance, and may recover for all such payments, with interest at ten per cent. per annum, in
 any suit for foreclosure of this mortgage, and it shall be lawful for the party of the second part, his executors, administrators or assigns,
 at any time thereafter to sell the premises hereby granted, or any part thereof, in the manner prescribed by law, appraisement waived or not, at the option of the party
 of the second part, and out of all the moneys arising from such sale, to retain the amount of such sale, to retain the amount then due, or to become due, according to
 the conditions of this instrument, and interest at ten per cent. per annum, from the time of said default until paid, together with the costs and charges of making such
 sale, to be taxed as other costs in the suit.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seal the day and year first above
 written.

Hibbard M. Boles (SEAL)
Julia Boles (SEAL)
Milder S. Metcalf (SEAL)

ACKNOWLEDGMENT.

STATE OF KANSAS,

County of DouglasBE IT REMEMBERED, That on this 10th day of Dec, A. D. 1923, before me, a

A Notary Public in and for said County and State, came Hibbard M. Boles and
Julia Boles, his wife to me personally known to be the same
 person described in, and who executed the foregoing mortgage, and duly acknowledged the execution thereof.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last above written.

My Commission expires Jan. 25 1924 (L.S.) C. M. MinterFiled for Record the 11th day of Dec, A. D. 1923 at 2:50 o'clock P. M.By Dea C. Wellman Deputy, Register of Deeds.

The following is endorsed on the original instrument.
 The note herein described having been paid in full, this mortgage is hereby
 released and the lien thereby created is hereby
 acknowledged my hand this 3 day of December, A. D. 1923
Milder S. Metcalf

Recorded Dec. 14 " 1923
Dea C. Wellman
 Register of Deeds

In Partial Release Section 75 Page 272.

In Partial Release Section 75 Page 172.