

MORTGAGE RECORD No. 40.

FIRST MORTGAGE—FIRST DOWNSIDE BOOK CO. LEATERSWORTH, KAN. No. 1214

This Indenture, Made this _____ day of _____ in the year of our Lord Nineteen
Hundred and _____ between _____ (being of lawful age) of the
County of _____ and State of Kansas, of the first part, and _____ of the second part,

Witnesseth, That the part _____ of the first part, in consideration of the sum of \$ _____ DOLLARS

to _____ in hand paid, the receipt whereof is hereby acknowledged, ha _____ sold and by these presents do _____ grant, bargain sell and convey to the
said party of the second part, _____ 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:

with the appurtenances and all the estate, title and interest of the said part _____ of the first part therein. And the said part _____ of the first part do
hereby covenant and agree that at the delivery hereof _____ 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 _____ ha _____ good right to sell and convey said
premises, and that _____ 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 \$ _____ DOLLARS, and interest thereon, according to the terms of _____ certain
mortgage note and _____ interest notes or coupons, this day executed by the said _____ to wit:

Note No. 1, for _____	Dollars, due _____	190
Note No. 2, for _____	Dollars, due _____	190
Note No. 3, for _____	Dollars, due _____	190
all dated _____ 190 _____, payable to _____		

_____ or order, at the IMPORTERS' AND TRADERS' NATIONAL BANK, of New York City
N. Y., with interest payable semi-annually on the first day of _____ and _____ in each year, according
to coupons attached to said note. The part _____ of the first part further agree that _____ will pay all taxes and assessments upon the said
premises before they shall become delinquent; and _____ will keep the buildings on said property, insured for \$ _____ 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 part
agree to pay to said second party or _____ 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 and not exceed the legal rate of ten per cent. per annum; but the part _____ 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 part _____ of the second part, _____ 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 part
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 said
sale, to be taxed as other costs in the suit.

IN WITNESS WHEREOF, The said part _____ of the first part ha _____ hereunto set _____ hand and seal the day and year first above
written.

(SEAL)

(SEAL)

(SEAL)

ACKNOWLEDGMENT.

STATE OF KANSAS,

County of _____

BE IT REMEMBERED, That on this _____ day of _____ A. D. 190 _____, before me, a
_____ in and for said County and State, came _____

_____ 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 _____ 190 _____

Filed for Record the _____ day of _____ A. D. 190 _____, at _____ o'clock _____ M.

By _____ Deputy, _____ Register of Deeds.