## The Union Central Life Mortgage.

This Indonture, Made and executed this Donth day of January 1987 by famer me thing and Farmer Kring, Ausband and wife 1 of Douglas AL LIFE INSUR-County, KANSAS, part levol the first part, and THE UNION CENTRAL LIFE INSUR-ANCE COMPANY, of Cincinnati, Ohio, party of the second part: dred WITNESSETH, That the said first part le for and in consideration of the sum of One thursand rlgage. and Warrand, -unto the said second party, its successors and assigns, forever, the certain tract or parcel of real estate, situated in Dauglas County, KANSAS, described as follows, to-wit: The East Seventy (70) sores of the South half of the Northeast quarter of Section Nine (9) and the South half of the Northwest quarter of Section Ten (10), all in Township Pifteen R (15), Renge Nineteen (19) East of the Sixth Principal Meridian, containing One Hundred and Fifty (150) sares, more or less. And whereas the mortgages herein is the owner and holder of a prior mortgage upon the premises herein described, which prior mortgage is recorded in Book 41, page 345 of the Mort age Records of Douglas County, State of Kansas, it is agreed by the parties hereto that failure on the part of the mort<u>gageors</u> to comply with the condi-tions, either of this mortgage or of the aforesaid prior mortgage, shall, at the option of che. area. tions, either of this mortgage or of the aforesaid prior many the mortgages, make both mortgages immediately due and pay thereupon be entitled to foreclose both of said mortgages. the mortgagee, make both mortgages immediately due and payable, and said mortgagee shall with TO SECURE THE PAYMENT of a debt evidenced by certain promissory note of even date herewith signed by Jumos M Ming End Jannie Bring of said first parties, and payable to the said second party, more fully with signed by rty, more fully described, as follows: Thousand One principal note for the sum of Oue DOLLARS. (and being for the principal sum loaned), payable ten years after date (or in partial payments prior to maturity, in accordance with the stipulaith the stipulation therein) with interest at the rate therein specified and evidenced by coupon notes. The same risk particed interest Covenant — and Agree — with the said second party, its successors and assigns, as follows: First—To pay all taxes, assessments and charges of every character which are now, or which hereafter may become liens on said real estate; also all taxes assessed in Kansaa against said second party, on this mortgage or debt secured hereby, and if not paid, that the holder of this mortgage may pay such taxes, liens or assessments, and be entitled to interest on the same at the rate of ten per cent. per annum, and this mortgage shall stand as security therefor. Secon—To keep all buildings, fences and other improvements on said real estate in as good repair and condition as the same are in a 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. Tuke—To keen at the onlion of said second works the helititer event. ens on said real at the holder of nnum, and this. the same are in ce, and such as shall be necessary for firewood for the use of the grantor's family. THERD-To keep, at the option of said second party, the buildings on said premises insured in some joint stock fire insurance company, approved by the said second party for the insurable value thereof, with said second party's usual form of assignment attached, making said insur-ance payable in case of loss to the said second party or assigns, and deliver the policy and renewal receipts to said second party. In case of failure to keep said buildings so insured, and to deliver the policy or newal receipts as agreed, the holder of this mortgage may effect such in-surance and the amounts so paid with interest at ten per cent. per annum, shall be immediately due and payable, and shall be secured by this ance company, king said insur-ty. In case of effect such in-secured by this BURKING and the analysis as pairs and interest is the per cone per annum, shart be immediately due and payable, and shall be secured by this mortgage. FOURTH-If the maker or makers of said notes shall fail to pay either principal or interest, when the same becomes due; or any notes given in renewal of the notes herein or any notes given and snall be due; or there is a failure to conform to or comply with any of the foregoing covenants or agreements; the whole sum of money herein secured when the same shall be due; or there is a failure to conform to or comply with any of the foregoing covenants or agreements; the whole sum of money herein secured shall thereupon become due and payable at the option of the said second party without notice, and this mortgage is any be foreclosed. Summer to take possession and control of the premises described herein, and collect the rents and profits thereof, the amount so collected by and receiver to be applied under the direction of the court, to the payment of any indement ferther and the amount so collected by and receiver to be applied under the direction of the court, to the payment of any indement ferther and shall be released by the said second party (and in case of faiture of the said second party (and in case of faiture of the said second party to release this mortgage, all claim for statutory penalty or damages is hereby re-leased) at the cost and expense of the said second party to release this mortgage, all claim for statutory penalty or damages is hereby re-leased) at the cost and expense of the said fort part the otherwise to remain in full fore and virtue. e; or any notes debt herein se-ents; the whole I this mortgage e a receiver ap-the amount so bund due under pufsy she same sed by the said s is hereby re-IN TESTIMONY WHEREOF, The said first part in have hereinto set their hand 6\_the day and year first above written. bove written. Changer to segnature James m. A Fannie Str ing er (SEAL) (SEAL) - (SEAL) (SEAL) (SEAL) \_ (SEAL) The State of Kausas, Stranklin County, ss. DE IT KEMEMBERED, That on this \_\_\_\_\_ the day of \_\_\_\_\_ Notary Public in and for said County, personally appeared fames m. \_\_\_\_\_\_\_ Which and here & \_\_\_\_\_\_ who ell to me personally beam to fanuary 1912, before the undersigned, a undersigned, a Sing and Fannie dring oper who exected the foregoing Mortgage Deed, and duly acknoledged the execuged the execution of the same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official adurn of . Lync Notary Public. Franklin Notary Public. My commission expires May 26- 1912 Recarded fan 18,1912 at 10 4° a m. County, Kansas. County, Kansas. Hayd Lo ter of Deeds. ands. Y ......... 

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