

of Douglas County, KANSAS, part us of the first part, and THE UNION CENTRAL LIFE INSURANCE COMPANY, of Cincinnati, Ohio, party of the second part:

WITNESSETH, That the said first parties, for and in consideration of the sum of Five Thousand
(\$5000⁰⁰) DOLLARS, paid by the said second party, the receipt of which is hereby acknowledged, Mortgage _____ and

Warrant, unto the said second party, its successors and assigns, forever, the certain tract or parcel of real estate, situated in

Douglas County, KANSAS, described as follows, to-wit:

The Southwest quarter of Section Thirty-five (35) Township Twelve
(12) Range nineteen (19) East of the Sixth Principal Meridian
except one acre in the Southeast corner thereof, containing
after deduction exception noted One Hundred and Fifty
nine (159) acres more or less

TO ~~SECURE~~ THE PAYMENT of a debt evidenced by certain promissory note _____ of even date herewith signed by

described, as follows: John H. Jenkins and Jennie Jenkins of said first part, and payable to the said second party, more fully

One principal note for the sum of Five thousand DOLLARS.

(and being for the principal sum loaned), payable ten years after date (or in partial payments prior to maturity, in accordance with the stipulation therein) with interest at the rate therein specified and evidenced by coupon notes.

The said first part do hereby 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 Kansas 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.

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—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 insurance payable in case of loss to the said second party or assigns, and under the policy and renewal receipts to be produced in case of loss, failure to keep said buildings so insured, and to deliver the policy or renewal receipts agreed, the holders of this mortgage may effect such insurance 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

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 as evidence of interest on any extension of the time of payment of the debt 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 may be foreclosed hereon with the debt secured hereby, as if by law hereto put second annum after maturity of said

FIFTH—That upon the institution of proceedings to foreclose this mortgage, the plaintiff therein shall be entitled to have a receiver appointed by the court to take possession and control of the premises described herein, and collect the rents and profits thereof, the amount so collected by such receiver to be applied under the direction of the court, to the payment of any judgment rendered or amount found due under the foreclosure of this mortgage, and the balance, if any, to be applied and expended, subject to the order of the court, for the benefit of the mortgagor and his heirs and assigns.

The foregoing conditions, covenants, and agreements being performed, this mortgage shall be void, and shall be released by the said second party, (and in case of failure of the said second party to release this mortgage, all claim for statutory penalty or damages is hereby released) at the cost and expense of the said first party, ~~and~~ otherwise remain in full force and virtue.

IN TESTIMONY WHEREOF The said first parties ⁱⁿ ~~has~~ ^{hereunto} set ^{their} hand ^s the day and year first above written.

Changes, erasures and interlineations
made prior to semester.

John H. Jenkins (SEAL)

Jennie E. Jenkins (SEAL)

(SEAL)

The State of Kansas, } ss.
Douglas County,

BE IT REMEMBERED, That on this 23rd day of March, 1912, before the undersigned, a Notary Public in and for said County, personally appeared John H. Jenkins and James E. Jenkins

Notary Public in and for said County, personally appeared John J. Huchard and wife

who are to me personally known to be the identical person s who executed the foregoing Mortgage Deed, and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal-the day and year last above written.

Deal

Frank C Banks

Notary Public.

My commission expires Nov 7th 1914
Recorded March 26th A.D. 1912 at 10.00 a.m.

Douglas County, Kansas.
 Floyd L Lawrence
 Register of Deeds

The following is entered on the original instrument
The note secured by the Mortgage herein being then paid and this Mortgage fully
satisfied, the Original of the said Mortgage is returned to the said Person as hereby authorized &
warranted the same of record.
Dated at Cincinnati Ohio this 23rd day of March 1898
The Clerk of the Court of the Cincinnati Superior Court
By John Pollock Vice President of
(Court Seal)

Recorded April 17, 1928
Estelle B. Edwards
 Minister of Duluth

The following is entered on the original instrument.

The Note secured by the Mortgage herein having been paid, and this