

# The Union Central Life Mortgage.

COUPON MORTGAGE

The following is endorsed on the original instrument:

The Note secured by the Mortgage herein having been paid and the mortgage fully satisfied (the Registry of Deeds of Sangre County, State of Kansas, is hereby authorized to cancel the record of the Note, dated by you, this twentieth day of May, 1923.

Very truly,  
Yours,  
J. J. Jones, Register

Recorded May 18<sup>th</sup> 1923 Jas. E. McClellan (Seal)  
Registrar of Deeds

For Review See Book 79. Page 286.

This Indenture, Made and executed this Eighth day of August, 1916, by Elmer C. Kiefer and Ellen J. Kiefer, Husband and wife

of Douglas County, KANSAS, part res of the first part, and THE UNION CENTRAL LIFE INSURANCE COMPANY, of Cincinnati, Ohio, party of the second part: T. J. Lunsford

COMPANY, of Cincinnati, Ohio, party of the second part:

WITNESSETH, That the said first part for and in consideration of the sum of Two hundred  
200.00 DOLLARS, paid by the said second party, the receipt of which is hereby acknowledged, Mortgage and

Warren, Douglas unto the said second party, its successors and assigns, forever, the certain tract or parcel of real estate, situated in \_\_\_\_\_ County, KANSAS, described as follows, to-wit:

The South Sixty (60) acres of the East half of the Southeast quarter of Section Twenty-  
nine (29), Township Twelve (12), Range Nineteen (19) East of the Sixth Principal Meridian.

And whereas the mortgagee herein is the owner and holder of a prior mortgage upon the premises herein described, which prior mortgage is recorded in Book 46, page 450, of the Mortgage Records of Douglas County, State of Kansas, it is agreed by the parties hereto that failure on the part of the mortgagors to comply with the conditions, either of this mortgage or of the aforesaid prior mortgage, shall, at the option of the mortgagee, make both mortgages immediately due and payable, and said mortgagee shall thereupon be entitled to foreclose both of said mortgages.

TO SECURE THE PAYMENT of a debt evidenced by certain promissory note—of even date herewith signed by Elmer E. Kiefer and Ellen J. Kiefer of said first part—, and payable to the said second party, more fully described, as follows:

One principal note for the sum of Two hundred DOLLARS

(and being for the principal sum loaned), payable <sup>April 1, 1922</sup> 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 LCB 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 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 renewal receipts as agreed, the holder 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 mortgage.

FOURTH—If the maker or kers 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, then the sum of money herein secured shall thereupon become due and payable at the said date or at any date without notice and the mortgage may be foreclosed ~~in accordance with the provisions of the mortgage~~ as provided in the mortgage and the plaintiff herein shall be entitled to have appointed by the court to take possession and control of the premises described herein and collect the rents and profits thereon, 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 this mortgage.

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; otherwise to remain in full force and virtue.

IN TESTIMONY WHEREOF, The said first party *is* have hereunto set their hand 3 the day and year first above written.

Changes enclosures and interlineations made printed  
signature

Elmer E. Kiefer (SEAL)  
Ellen J. Kiefer (SEAL)

The State of Kansas, }  
*Douglas* County, } ss.

BE IT REMEMBERED, That on this 12th day of August, 1918, before the undersigned, Notary Public in and for said County, personally appeared Elmer E. Kiefer and Ellen J. Kiefer husband 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

Notary Public  
County, Kansas

My commission expires September 15 1918 Douglas County, Kansas  
 Recorded August 12<sup>th</sup> AD 1916 at 11:00 o'clock A. M. My  
Hynd L Lawrence  
Register & Deed

The following is endorsed on the original instrument:

The Mortgage herein having been paid and this mortgage fully satisfied, the Register of Deeds of St. Louis County, Missouri, Kansas: the said Clerk of the Court of the County of St. Louis, Missouri, do hereby certify that the same has been duly recorded in the office of the Register of Deeds of St. Louis County, Missouri, in the year 1881, in the book of Mortgages, page 106.

Recorded April 8 1924