

The Union Central Life Mortgage.

Journal of the Printing, Binding and Blank Book Makers, Lawrence, Kansas.

This Indenture, Made and executed this Fourth day of April 1917 by
Edwin L. Brown and Clara Brown
Husband and wife

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

WITNESSETH, That the said first part, for and in consideration of the sum of One dollar and other valuable consideration to them in hand paid by the Union Central Life Insurance Company a corporation organized under the laws of Ohio, 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:

All that part of the west half of the southwest quarter of Section
Twentieth (17), Township Thirtieth (13), Range Twenty (20), East of the Sixth
Principal Meridian, which lies north of Wakarusa Creek, except the
right of way of the R.R. & Co. Co. and except One (1) acre in the north-
west corner of said described land, the total area after deducting
exceptions noted being Sixty (60) Acres, more or less.

TO SECURE THE PAYMENT of a debt evidenced by certain promissory note of even date herewith signed by Edwin L. Brown and Clara Brown herewith 3000.00 of which is principal, signed by Edwin L. Brown of said first part id, and payable to the said second party, more fully described, as follows:

One principal note, for the sum of Three thousand 00/100 DOLLARS, the first maturity note for One hundred twenty-five and 5/100 Dollars each, the first note being payable on May 1, 1917 and one of the remaining notes being 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 after maturity at the rate therein specified.

The said first part id 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, fees 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 makers of said notes shall fail to pay any 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. Interest on the debt secured hereby shall be 10% per annum after maturity by default or otherwise.

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 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 part id, otherwise to remain in full force and virtue.

IN TESTIMONY WHEREOF, The said first part id have hereunto set their hand 6 the day and year first above written.

Changes, Erasures and Interlineations made prior to
Signature Edwin L. Brown (SEAL)
Clara Brown (SEAL)
(SEAL)

The State of Kansas, } ss.
Douglas County,

BE IT REMEMBERED, That on this Ninth day of April 1917, before the undersigned, a Notary Public in and for said County, personally appeared Edwin L. Brown and Clara Brown Husband and wife

who are to me personally known to be the identical person id 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.

A.S. Eva H. Neville Notary Public.
Douglas County, Kansas.

My commission expires October 14 1917.

Recorded Apr. 17th A.D. 1917 at. 10³⁰ P.M. Essie Northrup Register of Deeds.

In Kansas Sec. 574 11 P. 250
In Assignment Sec. 574 11 P. 250.

For Release see Book 94 page 167

COUPON MORTGAGE