

This Indenture, Made and executed this 12th day of June, 1914,  
Elmer E. Kiefer and Ellen J. Kiefer  
Husband and Wife  
of Douglas County, KANSAS, parties of the first part, and THE UNION CENTRAL LIFE INSUR-  
ANCE COMPANY, of Cincinnati, Ohio, party of the second part:

ANCE COMPANY, of Cincinnati, Ohio, party of the second part.

**WITNESSETH**, That the said first parties for and in consideration of the sum of Forty - Eight  
Andred (\$4800.00) 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 South half of the Northeast quarter and 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 First Principal Meridian, containing One Hundred and Forty (140) acres, more or less.

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

One principal note for the sum of Forty-eight Hundred DOLLARS.

(and being for the principal sum loaned), payable <sup>on May 1, 1933</sup> ~~four 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 <sup>interest</sup> ~~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 and charges 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 makers of said notes shall fail to pay ~~the principal and interest~~ <sup>any of said notes</sup> when the same become 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 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 percent per annum after maturity by~~ <sup>the maturity of any of said notes</sup>

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 ~~has~~ hereunto set ~~his~~ hand ~~and~~ the day and year first above written.

Olmer C. Kiefer (SEAL)

— Ellen V. Kiefer ————— (SEAL)

(SEAL)

Chawnee County, } ss.

BE IT REMEMBERED, That on this 3<sup>d</sup> day of April, 1902, before the undersigned, a Notary Public in and for said County, personally appeared Elmer E. Kiefer

who ~~is~~ to me personally known to be the identical person ~~is~~ 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.

24. 25.

J. B. Makins

County, Kansas.

My commission expires Jan 6, 1905

Recorded April 4th - A.D. 1923  
At 10:00 a.m. - 1 m

Mr. Arthur Schick A. M.

Dr. E. M. M. M.

/

Register of Dec

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[illegible]

Recorded 1-8-34

Fourth. - In case types assessments plus 9% insurance premiums are paid as being furnished by the party of the second part, the amount so paid may be collected from the party of the first part, and the balance of the amount so paid may be collected from the party of the second part.