

This Indenture, made the 22nd day of January A.D. 1913, between Henry G. Parsons and Hattie Parsons, husband and wife, of the County of Douglas and state of Kansas, party of the first part, and The Kaffter Farm Mortgage Company, a corporation under the laws of the state of Kansas, located at Holton, Jackson County, Kansas, party of the second part, Witnesseth, That the said party of the first part, in consideration of the sum of Two Thousand and no/100 Dollars, in hand paid, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, convey and confirm to the said party of the second part, its successors and assigns, the following described real estate in the county of Douglas and State of Kansas, to wit: The South twenty-four (24) acres of the west sixty-four (64) acres of the southeast quarter of section nineteen (19), township twelve (12) range twenty (20). To have and to hold the same with appurtenances thereto belonging or in anywise appertaining, including any right of homestead and every contingent right or estate therein, unto the said party of the second part, its successors or assigns forever; and the said party of the first part hereby covenant that at the delivery hereof they are lawfully seized of said premises and have good right to convey the same; that said premises are free and clear of all incumbrances; and that they will warrant and defend the same against the lawful claims of all persons whomsoever,

Provided, However, that if the said party of the first part shall pay, or cause to be paid, to the said party of the second part, its successors or assigns, the principal sum of Two Thousand and no/100 Dollars, on the first day of February A.D. 1920, with interest thereon at the rate of six per cent per annum, payable on the first day of February and August in each year, together with interest at the rate of ten per cent per annum on any installment of interest which shall not have been paid when due and on said principal sum after the same becomes due and payable, according to the tenor and effect of a promissory note, bearing even date herewith, executed by the said party of the first part and payable at the office of said company, in Holton, Kansas, or such other place as the legal holder of the principal note may in writing designate, which note represents a just indebtedness and actual loan from the party of the second part to the party of the first part, and shall perform all and singular the covenants herein contained; then this Mortgage to be void, and to be released at the expense of the said party of the first part, otherwise to remain in full force and effect. And the said party of the first part do hereby covenant and agree to pay, or cause to be paid, the principal sum and interest above specified, in manner aforesaid, together with all costs and expenses of collection, if any there shall be, and any costs, incurred and paid by the said party of the second part, its successors or assigns, in maintaining the priority of this mortgage; that the party of the second part may make any payments necessary to remove or extinguish any prior or outstanding title, lien or incumbrance on the premises hereby conveyed, and any sums so paid shall become a lien upon the above described real estate and be secured by this mortgage, and may be recovered with interest at ten per cent in any suit to foreclose this mortgage. And the said parties of the first part hereby further covenant and agree to pay all taxes, general and special, which may be assessed in the State of Kansas upon the said land, premises or pro-

Recorded *July 25 1915*

Chas. E. Lawrence
Register of Deeds

(Copy made)

*The Kaffter Farm Mortgage Co.,
137 S. 1st St., Holton, Kansas.*

*(All following is contained on the original instrument)
The amount secured by this mortgage is the loan made and the
same is hereby cancelled this 19 day of February, 1915.*