

In Consideration of Twenty five hundred and no/100 Dollars, William A. Medill and Margaret V. Medill, his wife, of Jackson County, state of Missouri, mortgagors, hereby grant, bargain, sell convey and mortgage unto Minta Gant, of Kansas City, Missouri, mortgagee, the following described real estate, situated in Douglas County, Kansas, to wit: The northeast quarter and the Northwest quarter of the Southeast quarter of Section ten (10) in township thirteen (13) range Nineteen (19) containing 200 acres more or less, subject to a mortgage of \$10000.00 in favor of the Phoenix Mutual Life Ins. co. covering this and other land. The mortgagors represent that they have fee simple title to said land, free and clear of all liens, and incumbrances, and hereby warrant the title against all persons, waiving hereby all rights of homestead exemption.

, Provided, that whereas said mortgagors are justly indebted unto said mortgagee in the principal sum of twenty five hundred and no/100 Dollars, for a loan thereof made by said mortgagee to said mortgagors and payable according to the tenor of one certain principal note executed by said mortgagors, bearing even date herewith, payable to the order of said mortgagee on the first day of March 1928 with interest from date until default or maturity, at the rate of seven per cent per annum, and after default or maturity, at the rate of ten per cent per annum, payable annually both before and after maturity, the installments of interest until maturity being evidenced by five coupons attached to said principal note, and of even date herewith, and payable to the order of said mortgagee, both principal and interest being payable at German-American Bank, Kansas city, Mo., if said mortgagors shall pay the aforesaid indebtedness, both principal and interest, according to the tenor of said note, as the same shall mature, and shall keep and perform all the covenants and agreements of this mortgage, then these presents to become void; otherwise to remain in full force and effect. Said mortgagors agree to pay all taxes and assessments that may be levied within the State of Kansas, upon said lands and tenements, or upon any interest or estate therein, including the interest represented by this mortgage lien, or upon the mortgage or the note or debt secured hereby; and further to pay any tax, assessments or charge that may be levied, assessed against or required from the holder of said mortgage and note as a condition to maintaining or enforcing or enjoying full benefit of the lien of this mortgage or the collection of the said indebtedness. In case said mortgagors shall fail to pay any such taxes, assessments or charges, then the holder of this mortgage and the note secured hereby may pay said taxes, assessments or charges and said mortgagors agree to repay upon demand the full amount of said advances, with interest at the rate of ten per cent per annum from date of such advancement and this mortgage shall be further lien for the repayment thereof. The Mortgagors agree to keep all buildings and improvements upon said land in as good condition as they now are; to neither commit nor suffer waste; to maintain both fire and tornado insurance upon all buildings in a company satisfactory to the mortgagee or assigns, in a sum not less than \_\_\_ Dollars payable in case of loss to mortgagee or assigns upon the mortgage indebtedness, all insurance policies to be delivered unto mortgagee or assigns as soon as written, and by them retain until the payment of this obligation And the mortgagors authorize the holder hereof to repaid any waste, and to take

(For Release See Book 54, Page 434)