

And the said party of the first part do further covenant and agree until the debt hereby secured is fully satisfied, to pay all taxes and assessments levied under the laws of the State of Kansas, on said premises, or on this mortgage or on the note or debt hereby secured, before any penalty for non-payment attaches thereto also to abstain from the commission of waste on said premises and keep the buildings thereon in good repair and insured to the amount of \$1500.00 in insurance companies acceptable to the said parties of the second part, their successors, heirs or assigns, and assign and deliver to them all policies of insurance on said buildings and the renewals thereof; and in case of failure to do so, the said parties of the second part, their successors, heirs or assigns, may pay such taxes and assessments, make such repairs or effect such insurance, and the amounts paid therefore with interest thereon, from the date of payment, at the rate of ten per cent per annum, shall be collectible with, as part of, and in the same manner as, the principal sum hereby secured. And the said party of the first part do further covenant and agree that in case of default in payment of any installment of interest or in the performance of any of the covenants or agreements herein contained, then, or at any time thereafter during the continuance of such default the said parties of the second part, their successors, heirs or assigns, may without notice, declare the entire debt hereby secured, immediately due and payable, and thereupon or in case of default in payment of said promissory note at maturity, the said parties of the second part, their successors, heirs or assigns shall be entitled to immediate possession on said premises, and may proceed to foreclose this mortgage; and in case of foreclosure, the judgment rendered shall provide that the whole of said premises be sold together and not in parcels.

In Witness Whereof the said parties of the first part have hereunto set their hands the day and year first above written.

In presence of:
J.B. Ross
W.G. Hazen.

Leara L. Hadley
Lydia G. Hadley

State of Kansas, Douglas County, ss.

Be it Remembered that on this 28th day of June A.D. Nineteen hundred and Thirteen before me, the undersigned, a Notary Public in and for said County and State, came Leara L. Hadley and Lydia G. Hadley, his wife, who are personally known to me to be the identical persons described in and who executed the foregoing mortgage deed and duly acknowledged the execution of the same to be their voluntary act and deed. In Testimony Whereof I have hereunto subscribed my name and affixed my official seal on the day and year last above written.

My commission expires March 28, 1917. (SEAL) J.B. Ross, Notary Public,
Douglas County, Kansas.

RECORDED JULY 1, 1913 AT 9:49 A.M.

Lloyd L. Lawrence
Register of Deeds.

THIS INDENTURE, Made this 25th day of June A.D. Nineteen Hundred and Thirteen by and between William N. Sanford and Ella W. Sanford, husband and wife, in the County of Jackson and State of Missouri, parties of the first part, and The Farm Mortgage Company, (incorporated under the laws of Kansas, located at Topeka, Kansas, party of the second part;

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of Thirty-two Hundred and no/100 Dollars, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, have granted, bargained and sold, and by these presents do grant, bargain, sell, convey and confirm unto the said party of the second part, and to its legal representatives and assigns forever, all of the following described tracts, pieces or parcels of land, lying and situated in the County of Douglas and State of Kansas, to-wit: The South one half of the Northeast Quarter and (1/2 of NE 1/4)
The Northwest Quarter of the Northeast Quarter of (NW 1/4 of NE 1/4)
Section Fifteen, in (15)
Township Twelve, South, (12)
Range Eighteen, East of the (18)
Sixth Principal Meridian, containing One Hundred Twenty (120) acres more or less, according to the United States Government Survey.

TO HAVE AND TO HOLD the Same, with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining, and all rights of homestead exemption, unto the said party of the second part, and to its legal representatives and assigns forever. And the said parties of the first part do hereby covenant and agree, at the delivery hereof, to be the lawful owners of the premises above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances, and they they will warrant and defend the same in the quiet and peaceable possession of said party of the second part, its legal representatives and assigns, forever, against the lawful claims of all persons whomsoever.

PROVIDED ALWAYS, And this instrument is made, executed and delivered upon the following conditions, to-wit: First. Said parties of the first part are justly indebted unto the said party of the second part in the principal sum of Thirty-two Hundred and no/100 Dollars lawful money of the United States of America, being for a loan thereof, made by the said party of the second part to the said parties of

This Release See Book 67-Page - 167.

*31-5
For Assignment See Book 57 Page 532.*

Recorded July 17, 1913 at 11:16 AM of July 28, 1913.
J.B. Ross, Notary Public, Douglas County, Kansas.
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