

assigns, become immediately due and collectible, notwithstanding anything contained in this mortgage or any law hereafter enacted;

Also to abstain from the commission of waste on said premises, and keep the buildings in good repair and insured to the amount of \$3000.00 in insurance companies acceptable to the said party of the second part, its successors or assigns, and assign and deliver to it or them all policies of insurance on said buildings, and the renewals thereof; and in case of failure to do so, the said party of the second part, its successors or assigns, may pay such taxes and assessments, make such repairs, or effect such insurance, and the amounts paid therefor, 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 does 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 party of the second part, its successors 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 party of the second part, its successors or assigns shall be entitled to immediate possession of said premises by receiver or otherwise, as it may elect, and to the subsequent rents and profits of said premises, which are hereby pledged to the legal holder hereof as additional and collateral security for the payment or all monies mentioned herein, 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 party of the first part has hereunto set his hand the day and year first above written.

Forest Pearl King.

State of Kansas, County of Douglas, SS.

On this 30th day of September A.D. 1913, before me, a Notary Public, in and for said County, personally appeared Forest Pearl King, unmarried, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.

Witness my hand and official seal, the day and year last above written.

My commission expires Nov. 8th, 1914. (SEAL)

Frank E. Banks, Notary Public.

Recorded October 3rd A.D. 1913 at 3:42 P.M.

Floyd L. Lawrence
Register of Deeds.

This Mortgage, Made this 29th day of September 1913, by Forest Pearl King, unmarried, of the County of Douglas and state of Kansas, party of the first part, to The Rafter Farm Mortgage Company, a corporation under the laws of Kansas, located at Holton, Jackson County, Kansas, party of the second part,

Witnesseth, That said party of the first part, in consideration of the sum of Five Hundred Sixty Dollars to him in hand paid, the receipt of which is hereby acknowledged, does by these presents grant, bargain, sell and convey unto the said party of the second part, its successors or assigns, the Real Estate situated in the county of Douglas and state of Kansas, particularly bounded and described as follows, to wit: All of the southwest quarter (¼) of Section twenty five (25) township thirteen (13), of Range nineteen (19), To Have and To Hold the same forever, Provided, however, that whereas the said party of the first part has this day, for value received, executed and delivered to the said The Rafter Farm Mortgage Company, Negotiable Promissory Notes, each for the sum of Forty Dollars, numbered consecutively from 1 to 14, the first of which is due April 1st 1914, and each consecutive number will be due each six months thereafter until all are fully paid, together with interest from maturity at the rate of ten per cent per annum, each payable at its office in Holton, Kansas. When all of said notes shall have been fully paid, then this mortgage shall be cancelled at the cost of the said party of the first part. If any one of said notes be not fully paid at maturity thereof, then all of said notes then unpaid shall be due and payable and bear interest at the rate of ten per cent per annum, as provided by said notes, and judgment therefor, and for costs of suit, and for the foreclosure of this mortgage, shall be rendered. If judgment be rendered for foreclosure of this mortgage, it shall be that the whole of the said real estate be sold together and not in parcels.

In Witness Whereof, the party of the first part has hereunto set his hand at the date first herein written.

Forest Pearl King.

State of Kansas, County of Douglas, SS.

Be it remembered, that on this 30th day of September, A.D. 1913, before the undersigned, a Notary Public within and for the county and state aforesaid, came Forest Pearl King, unmarried, who is personally known to me to be the same person who executed the with in instrument of writing and such person duly acknowledged the execution of the same.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal at my office in said county, on the day and year last above written.

My term of office expires Nov. 8th 1914. (SEAL)

Frank E. Banks, Notary Public of said County.

Recorded Oct. 3rd A.D. 1913 at 3:43 P.M.

Floyd L. Lawrence
Register of Deeds.

THE FOLLOWING IS A COPY OF THE ORIGINAL INSTRUMENT
FOR VALUE RECEIVED this is hereby cancelled
this 28th day of September A.D. 1913

Recorded Oct. 31 1913
Floyd L. Lawrence
Register of Deeds.

Recorded Oct. 31 1913
For value received this is hereby cancelled
this 28th day of September 1913
The Rafter Farm Mortgage Co.
By R. E. Banks, Notary Public