of all monies mentioned herein, and may proceed to foreclose this mortgage; and in case of foreclosure, the judgement 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.

Robert Guntart Karolina Guntert

State of Kansas, County of Douglas, SS.

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On this 7th day of February A.D. 1914, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Robert Guntert and Karolina Guntert, husband and wife to me known to be the same persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed. In Witness Whereof, I have hereunto set my hand and affixed my official seal, on the day and year last above written.

My commission expires Jan 17th- 1918 (.EAL)

Recorded Feb. 9th. A.D. 1914, at 1:52 o'clock P.M.

Floys L. Lawrence Register of Deeds, Pro litte Deputy

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C. E. Funnell, Notary Public.

This Mortgage, Made this 4th day of February in the year of our Lord One Thousand Nine Hundred and Fourteen by and between Wendelin Schehrer and Barbara Schehrer, husband and wife, of the County of Douglas, and State of Kansas parties of the first part, and Exchange State Bank of Kensas City, Kansas, party of the second part,

- Witnesseth, That the said parties of the first part, for and in consideration of the sum of Four Thousand (\$4000.00) Dollars, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey, together with all the rents, issues and profits therefrom, unto the said party of the second part, and to its successors and assigns forever, all the following described tract, piece, and parcel of land lying and situate in the County of Douglas and State of Kansas, to-wit: The Southwest fractional Quarter (2) of Section Six (6), Township Fourteen (14),

Range Twenty-one (21) ; in Douglas County, Kansas,

To Have And To Hold the same, with all and singular the hereditaments and appurtenances thereto belonging, unto the said party of the second part, and to its successors and assigns forever; Provided, Always, and this instrument is made, executed, and delivered upon the following conditions, to-wit:

Whereas, the said Wendelin Schehrer and Barbara Schehrer have this day executed and delivered one certain coupon promissory note in writing to the party of the second part delivered one certain, coupon promissory note in writing to the parky of the second part, payable at Exchange State Bank of Kansas City, Kansas, as follows, to-wit: dated February ath.1914 due on the 4th day of February, 1916, payable to the order of Exchange State Bank of Kansas City, Kansas, for Four thousand Dollars (\$4000.00), with interest thereon: at the rate of six per cent per annum from date, payable semi-annually on the 4th days of August and February in each year, according to the tenor of four interest coupons for One hundred and twenty Dollars (\$20,00) each, annexed thereto and bearing even date therewith.

It is agreed and understood that One Hundred Dollars (\$100.00) or any multiple thereof may be paid on the principal of said note at any interest paying period.

Now, if the said Wendelin Schehrer and Barbara Schehrershall well and truly paysor caused to be paid, the sum of money in said note____mentioned, with interest thereon, according to the tenor and effect of said note__, then these presents shall be null and void. But if the sum of money, or either of them, or any part thereof, or any interest thereon, be not, paid when the same become due, then, and in that case, the whole of said sum___ and interest shall, at the option of the said party of of the second part, by virtue of this mortgage, immediately become due and payable; or, if the taxes and assessments of every ... nature which may be assessed against said land and appurtenances, or either of them, or any part, thereof, ane not paid at the time when the same are by law made due and payable then in like manner the said note ... , and the whole of said sum _, shall immediately become due and payable; and upon forfeiture of this mortgage, or in case of default in any of the payments herein provided for, the party of the second part, its successors or assigns, shall be entitiled to a judgement for the sum_ due upon said note_ and the additional ment, foreclosing all rights and equities in and to said premises of the said parties of the first part, their heirs and assigns, and all persons claiming under them and if there is a default in the payment of the principal, interest, taxes, or insurance, as provided for herein, the party of the second part shall be entitled to the rents, issues and profits from said premises, and has the option to collect the same, and is authorized to enter thereon and to use all of the remedies to collect said rents, issues and profits that the 0 party of the first part might use, in the name of the party hereto, or any successor; or assign, and credit the proceeds on any defaulted payment; and if any part of said premises becomes vacant the party of the second part is authorized to rent the same in the name of either party hereto, or any successor or assign, and on any terms and at any price, and receive the rents, issues and profits, and apply the same as aforesaid. And the said parties of the first part shall and will at their own expense from the date of the . execution of this Mortgage until the said note__ and interest, and all liens and charges by virtue hereof are fully paid off discharged, keep the building_ erected and to be erected on said lands, insured in some responsible company duly authorized to do business in the State of Kansas, to the amount of _____ Dollars, for the benefit of said party of _ Dollars, for the benefit or said party of the second part; and in default thereof said party of the second part may effect said insurance in its own name, and the premium or premiums, costs, charges and expenses for effecting the same sh all be an additional lien on said mortgaged property, and may be enforced and collected in the same manner as the principal debt hereby secured.