

This Mortgage, Made the 16th day of February A.D. 1914 Between Charles C. Pickard and Hattie J. Pickard, his wife of the County of Douglas and State of Kansas, parties of the first part, and The Aetna Life Insurance Company, a body corporate, existing under and by virtue of a charter from the State of Connecticut, and having its chief office in the City of Hartford and State of Connecticut, party of the second part.

Witnesseth: That, Whereas, The said parties of the first part are justly indebted to the said The Aetna Life Insurance Company for money borrowed in the sum of Eight Thousand and No/100 Dollars, to secure the payment of which they have executed their promissory note of even date herewith, payable on the first day of March A.D. 1919, being principal note, which note bears interest at the rate of 5 1/2 per cent. per annum, payable annually, and evidenced by Five interest notes of even date therewith, thereto attached; one for Four Hundred Thirty Two & 68/100 Dollars, due on the first day of March 1915, and Four Notes for Four Hundred Forty and No/100 Dollars, each, due on the first day of March in the years 1916, 1917, 1918, 1919, respectively.

All of said notes are executed by the said parties of the first part, and bear interest after maturity at the rate of ten per cent. per annum, payable annually, until paid; and are made payable to the order of said The Aetna Life Insurance Company, at its office, in Hartford, Connecticut.

Now, Therefore, This Indenture Witnesseth: That the said parties of the first part in consideration of the premises, and for the purpose of securing the payment of the money aforesaid and interest thereon according to the tenor and effect of the said promissory notes above mentioned, and also to secure the faithful performance of all the covenants, conditions, stipulations and agreements herein contained, do by these presents, mortgage and warrant unto the said party of the second part, its successors and assigns forever, all the following described lands and premises, situated and being in the County of Douglas and State of Kansas, to-wit:

Four acres in the South West corner of the South West Quarter of Section Fourteen (14); The North West Quarter of Section Twenty Three (23), less five (5) acres South of the Public Highway, upon the South side thereof; One Hundred Thirty (130) acres in the North East Quarter of Section Twenty Two (22) being that part of said Quarter Section South of the Wakarusa River; Sixteen (16) acres in the South East Quarter of Section Fifteen (15) being that part of said Quarter Section South of the Wakarusa River, all in township Thirteen (13) Range Twenty (20)

And the said parties of the first part expressly agree to pay the said notes promptly as they become due, and to pay all taxes and assessments against said premises when they become due; and agree that when any taxes or assessments shall be made upon said loan, or upon said party of the second part or assigns, on account of said loan, either by the State of Kansas or by the county or town wherein said land is situated, the parties of the first part will pay such taxes or assessments when the same become due and payable; and that they will keep the buildings upon the above described real estate insured in some solvent incorporated insurance company satisfactory to the said party of the second part for at least _____ Dollars, for the benefit of the party of the second part herein or assigns, so long as the debt above secured shall remain unpaid, and to make the policy of insurance payable to the party of the second part herein or assigns, as collateral security for the debt hereby secured.

And it is further provided and agreed by and between said parties hereto that if default shall be made in the payment of either of said notes or interest thereon, or any part thereof when due; or if the taxes on said premises are not fully paid before the same shall become delinquent; or upon failure on the part of the parties of the first part to pay the taxes or assessments upon the loan secured by this mortgage or the holder thereof, and insurance premiums as heretofore mentioned, then in such case, the whole of said principal and interest thereon shall, at the option of said second party or assigns, become due and payable and this mortgage may be foreclosed at any time after such default; but the omission of the party of the second part or assigns to exercise this option at any time or times shall not preclude said party of the second part from the exercise thereof at any subsequent default of said first parties in payments as aforesaid; and it shall not be necessary for said party of the second part or assigns to give written notice of its or their intention to exercise said option at any time or times, such notice being hereby expressly waived by said parties of the first part.

It is further provided that said party of the second part or assigns may at its or their option pay said taxes, assessments and insurance premiums on the failure of the parties of the first part to pay the same as above mentioned, and the money so paid, with interest thereon at the rate of ten per cent. per annum from date of payment shall be a part of the debt secured and collectible under this mortgage; and the said party of the second part or its assigns shall at its or their option, be entitled to be subrogated to any lien, claim or demand paid or discharged with the money loaned and advanced by the party of the second part and secured by this mortgage.

And the party of the second part, or assigns, may pay and discharge any liens that may exist against above described real estate that may be prior and senior to the lien of this mortgage; and the money so paid shall become a part of the lien of this mortgage and bear interest at the rate of ten per cent. per annum.

In case of foreclosure, the said party of the second part, or assigns, shall be entitled to have a receiver appointed by the Court, who shall enter and take possession of the premises, collect the rents and profits thereon and apply the same as the Court may direct.

Privilege is given the said parties of the first part, their heirs or legal representatives, to make payments on said principal note in sums of One Hundred Dollars, or any multiple thereof, at the maturity of any one of the aforesaid interest coupons, and the amount so paid shall be credited on said principal note, whereupon each of said interest coupons, not then matured, shall have a rebate credit in a sum equal to 5 1/2 per centum of the amount so paid and credited on said principal note.

The foregoing conditions, covenants and agreements being performed, this mortgage shall be void and shall be released by the party of the second part at the cost and expense of the parties of the first part; otherwise to remain in full force and virtue.

*Original
April 7th 1914
The amount secured by this mortgage has been paid in full and the same is hereby cancelled with 17 days of March 1919
(Copy filed)
By Wm. H. Grinnard, Vice Pres.*