

This Indenture, Made this 23d day of June A.D. 1914, between Emil F. Schmidt and Anna Schmidt, husband and wife of the County of Douglas and State of Kansas, parties of the first part, and The Farmers Loan & Trust Company, a corporation under the laws of the State of Kansas, located at Lawrence, Douglas County, Kansas, party of the second part:

Witnesseth, That the said parties of the first part, in consideration of the sum of Forty-five Hundred and no/100 Dollars, in hand paid, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said party of the second part, its successors and assigns, the following described real estate, situate in the County of Douglas and State of Kansas, to-wit:

The Southeast Quarter ($\frac{1}{4}$), Section Number Thirty-one (31), Township Thirteen (13) South of Range Number Twenty-one (21), E. of the 6th P.M., containing 160 acres, more or less.

To Have And To Hold the same, with the appurtenances thereunto belonging or in anywise appertaining, including any right of homestead and every contingent right or estate therein, unto the said party of the second part, its successors or assigns forever; and the said parties of the first part hereby covenant that the delivery hereof they are the lawfully seized of said premises and have good right to convey the same; that said premises are free and clear of all incumbrances; and that they will Warrant and Defend the same against the lawful claims of all persons whomsoever.

Provided, However, That if the said parties of the first part, shall pay or cause to be paid to the said party of the second part, its successors or assigns the principal sum of Forty-Five Hundred and no/100 Dollars, on the 23rd day of June A.D. 1919, with interest thereon at the rate of 5 $\frac{1}{2}$ per cent per annum, payable semi-annually on the 23rd days of December and June in each year, together with interest at the rate of ten per cent per annum on any installment of interest which shall not have been paid when due, and on said principal sum after the same becomes due or payable, according to the tenor and effect of a certain promissory note, and ten coupon interest notes thereto attached bearing even date herewith, executed by said parties of the first part and payable to the party of the second part or its order at the office of said company, in Lawrence, Kansas, or such other place as the legal holder of the principal note may in writing designate, which note represents a just indebtedness and an actual loan from the party of the second part to the parties of the first part; and shall perform all and singular the covenants herein contained; then this mortgage to be void, and to be released at the expense of the said parties of the first part, otherwise to remain in full force and effect.

And the said parties of the first part do hereby covenant and agree to pay, or cause to be paid, the principal sum and interest above specified, in manner aforesaid together with all costs and expense of collection, if any there shall be, and any costs, incurred and paid by the said party of the second part, its successors or assigns, in maintaining the priority of this mortgage; that the said party of the second part may make any payments necessary to remove or extinguish any prior or outstanding title, lien or incumbrance on the premises hereby conveyed, and any sums so paid shall become a lien upon the above described real estate and be secured by this mortgage, and may be recovered with interest at ten per cent in any suit to foreclose this mortgage.

And the said parties of the first part hereby further covenant and agree to pay all taxes, general or special, which may be assessed upon said land, premises or property; Also to abstain from the commission of waste on said premises, and to keep the buildings in good repair and insured to the amount of \$1,000.00 in insurance companies acceptable to the said party of the second part, its successors or assigns, and to 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 therefore, with interest thereon from the date of payment, at the rate of ten per cent per annum, shall be collectible with, as a part of, and in the same manner as the principal sum hereby secured.

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

State of Kansas, County of Douglas, SS.

Emil F. Schmidt
Anna Schmidt.

On this 26th day of June A.D. 1914, before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Emil F. Schmidt and Anna Schmidt his 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 free and 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 Sept. 25th. 1915 (SEN) Geo. H. Lotholz, Notary Public.

Recorded June 30th, A.D. 1914, at 2:36 o'clock P.M.

Floyd L. Lawrence
Register of Deeds,
Geo. B. Metzger Deputy.

Recorded July 15th 1915
Floyd L. Lawrence
Register of Deeds,
Geo. B. Metzger Deputy.

(As following is a record made by me in accordance with the provisions of the mortgage law of Kansas, I hereby certify that the mortgage is duly recorded in accordance with the provisions of the mortgage law of Kansas, and that the same is a valid and enforceable lien upon the premises described in the mortgage.)
Floyd L. Lawrence
Register of Deeds,
Geo. B. Metzger Deputy.

(The following is a record made by me in accordance with the provisions of the mortgage law of Kansas, I hereby certify that the mortgage is duly recorded in accordance with the provisions of the mortgage law of Kansas, and that the same is a valid and enforceable lien upon the premises described in the mortgage.)

Recorded July 15th 1915