And this conveyance shall be void if such payment be made as herein specified. And it is understood that the said party of the CAN part shall keep said premises insured in a sum sufficient to protect the party of the second part, and by these presents does convey its interest in such insurances policies to said party of the second part. But if default be made in payment of such note, or any part there of, or the interest thereon, or the taxes, or if the insurance is not kept up thereon, then this conveyance shall become absolute, and the whole amount shall become due and payable upon such default, and it shall be lawful for the said party of the second part, his heirs, executors, administrators, and assigns, at any time thereafter, to sell the premises hereby granted, or any part thereof, in the manner prescribed by law; and out of all moneys arising from sales, to retain the amount then due for principal and interest, together with the dosts and charges of making such sale, and the overplus, if any there be, shall be peid by the party making such sale, on demand, to the said The Lawrence Masonic Temple Building Company or its assigns.

In Witness Whereof, The LAwrence Masonic Temple Building Company has caused this mortgage to be signed on its behalf, by its President, thereunto duly authorized so to do by its Board of Directors, and to be attested by its Secretary, and has caused its common seal to be hereunto affixed the day and year last above written.

Signed. Carl Graeber, President, Lawrence Masonio (CORP. SEAL) attest Temple, Building company. C. B. Hosford, Secretary, Bawrence Masonio

Temple Building Company.

Sto, 6. Wetel Deputy.

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State of Kensas, Douglas County, SS.

Be It Remembered, That on this 16 day of July A.D. 1914, before me, the undersigned, a Notary Public, in and for the County and State sforesaid, came Carl Graeber President of The Lawrence Masonic Temple Building Company, a corporation duly organized and existing under end by virtue of the laws of the State of Kansas, and C. B. Hosford, Secretary of the said corporation, who are personally known to me to be such officers; and who are personally known to me to be the same persons who exe-cuted, as such officers, the within instrument of writing on behalf of said corporation, and such persons duly abknowledged the execution of the same to be the act and deed of said corporation. In Testimony Whereof, I have hereunto set my hand, and affixed my notarial seal,

the day and year last above written. My commission expires Nov 16th 1915. (SEAL)

C. W. Sparr , Notary Public. Floyd Lawrence REgister of Deeds,

Recorded July 16th, A.D. 1914, at 3:05 o'clock P.M.

This Indenture, Made this 3rd day of July A.D. 1914, between Kenneth K. Simmons, a single man, and Margery L. Simmons, a single woman of the County of Douglas and State of Kansas parties. of the first part, and The Farmers Loan & Trust Company, a corpor ation under the laws of the State of Kansas, located at Liwrence, Douglas County, Kansas, party of the second part:

Withe secth, That the said parties of the first part, incoansideration of the sum of Seven Hundred Fifty and no/100 Dollars, in hand paid, the receipt whereof is the here by acknowledged, do here by 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-witt-

.Lot Number Twenty-three (23) and Number Twenty-four (24), and Lot Number Twentyfive (25) on Ninth Street, in the City of Baldwin.

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, into the said party of the second part, its successors or assigns forever; and the said parties of the first part hereby covenant that at the delivery hereof they are 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 Seven Hundred Fifty and no/100 Dollars, on the 3d day of July A. D. 1917, with interest thereon at the rate of seven per cent per annum, payable semi-annually on the 3d days of Jamuary and July /n 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 six 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 they principal note may in writing designate, whic 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 osuse to be paid, the principal sum and interest above sepecified, in manner afore# 2 said, together with all costs and expenses of collection, if any there shall be, and any costs, incurred and paid by the said party of thesecond part, its successors or assigns, in maintaining the priority of this mortgage; that the ess 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,