

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 keep the buildings in good repair and insured to the amount of \$_____ 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 therefore, with interest thereon from 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 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.

Kenneth K. Simmons
Marjorie L. Simmons

State of Mo., County of Jackson, SS.

On this 15th day of July A.D. 1914, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Marjorie L. Simmons to me known to be the same person who executed the foregoing instrument, and duly acknowledged that she executed the same as her voluntary act and deed.

In Witness Whereof, I have hereunto affixed my official seal, on the day and year last above written.

My commission expires April 29th 1918 (SEAL) Jean B Broadwell, Notary Public.

State of Kansas, County of Douglas, SS.

On this 3rd day of July A.D. 1914, before me, the undersigned a Notary Public in and for said County and State, personally appeared Kenneth K. Simmons to me known to be the same person named in and who executed the foregoing instrument, and duly acknowledged that he executed the same as his 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. 19, 1918 (SEAL)

Geo. L. Kreehak, Notary Public.

Recorded July 20th A.D. 1914, at 3:50 o'clock P.M.

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

This Indenture, Made this 18th day of July A.D. 1914, between Chas. F. Brown, a single man of the County of Douglas and State of Kansas party 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 party of the first part, in consideration of the sum of Eight Hundred and no/100 Dollars in hand paid, the receipt whereof is hereby acknowledged, does 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:-

West One half ($\frac{1}{2}$) of North West Quarter ($\frac{1}{4}$) Section Eight (8), Township Twelve (12) Range Eighteen (18).

At the end of one year, or at any interest paying date thereafter, mortgagor has the option to pay on the principal of this note \$100. or any multiple thereof.

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 party of the first part hereby covenants that at the delivery hereof he is lawfully seized of said premises and has good right to convey the same; that said premises are free and clear of all incumbrances; and that he will Warrant and defend the same against the lawful claims of all persons whomsoever.

Provided, However, That the said party 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 Eight Hundred and no/100 Dollars, on the 18th day of July A.D. 1919, with interest at the rate of $5\frac{1}{2}$ per cent per annum, payable semi-annually on the 18th days of January and July 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 party of the first part and payable to

The following is contained on the original instrument
The note secured by this mortgage has been paid in
full and this mortgage is hereby released and cancelled
This July 20th A.D. 1919

Recorded