

This Indenture, Made this 12th day of December, in the year of our Lord, one thousand nine hundred and fourteen, between Arvid Ekstrom and Hilda Ekstrom, his wife, of Ottawa in the County of Franklin and State of Kansas of the first part, and The Ottawa Mortgage Company, a corporation under the laws of Kansas, located at Ottawa, Franklin County, Kansas, party of the second part:

Witnesseth, That the said parties of the first part, in consideration of the sum of Three Hundred Dollars to them duly paid, the receipt of which is hereby acknowledged have sold, and by these presents do Grant, Bargain, Sell and Mortgage to the said party of the second part, its successors and assigns, forever, all that tract or parcel of land situated in the County of Douglas, and State of Kansas, described as follows, to-wit:

The north half ($\frac{1}{2}$) of lots fifty-six (56), fifty-eight (58), Sixty (60), Sixty-two (62), sixty-four (64) and sixty-six (66), on Elm Street, in the City of Baldwin, Kansas.

with all the appurtenances and all the estate, title and interest of the said parties of the first part therein. And the said parties of the first part do hereby covenant and agree that at the delivery hereof they are the lawful owners of the premises above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances.

First party hereby agrees to keep both fire and tornado policies of insurance on the buildings on said premises, in some company or companies approved of by said second party, for the benefit of said second party, or assigns, in the sum of not less than One Thousand Dollars each, and shall deliver the policies to said second party, and should said first party neglect to do so, the legal holder hereof may effect such insurance, and recover of said first party the amount paid therefor with interest at ten per cent per annum, and this mortgage shall stand as security therefor.

This Grant is intended as a mortgage to secure the payment of the sum of Three Hundred Dollars, according to the terms of a certain mortgage note or bond this day executed by the said parties of the first part and payable on the 12th day of December 1917, to the order of the said second party, with interest thereon according to the tenor thereof payable semi-annually according to the terms of six interest notes attached, and all of said notes bearing ten per cent interest after due; both principal and interest being payable in lawful money of the United States of America at the office of The Ottawa Mortgage Company in Ottawa, Kansas. And this conveyance shall be void if such payments be made as is herein specified. But if default be made in such payments, or any part thereof, or interest thereon, or if the taxes on said land are not paid when the same become due and payable, or if the insurance is not kept up thereon, as provided herein, or if the buildings are not kept in good repair, or if the improvements are not kept in good condition, or if waste is committed on said premises, then this conveyance shall become absolute, and the whole sum remaining unpaid shall immediately become due and payable at the option of the holder hereof; and it shall be lawful for the said party of the second part, its successors and assigns, at any time, thereafter, to take possession of the said premises and all the improvements thereon, and receive the rents, issues and profits thereof, and to sell the premises hereby granted or any part thereof, in the manner prescribed by law, and out of all moneys arising from such sale, to retain the amount then unpaid of principal and interest, together with the costs and charges of making such sale, and the overplus, if any therebe, shall be paid by the party making such sale, on demand, to the said first parties or their heirs and assigns.

In Witness Whereof, The said parties of the first part have hereunto set their hands and seals the day and year last above written.

Arvid Ekstrom (SEAL)
Hilda Ekstrom (SEAL)

State of Kansas, Franklin County, SS.

Be it remembered, That on this 16th day of December A.D. 1914, before me a Notary Public in and for said County and State, came Arvid Ekstrom and Hilda Ekstrom, his wife, to me personally known to be the same persons who executed the foregoing instrument, and duly acknowledged the execution of the same.

In Witness Whereof, I have hereunto subscribed my name, and affixed my official seal on the day and year last above written. Commission expires 18th day of Decr. 1915.

(SEAL) H. H. Cowan, Notary Public.

Recorded Dec. 17th A.D. 1914 at 10:40 o'clock A.M.

Royal Lawrence
Register of Deeds
Geo. C. Wright
Deputy.

Recorded Dec. 10 1914
Hilda Ekstrom
Register of Deeds

(All following is contained on the original instrument)
The Ottawa Mortgage Company having been paid in full, this deed is released in this the original instrument, this 9 day of March 1916
By Ottawa Mortgage Co.
By Hilda Ekstrom