

And the said party of the first part do further covenant and agree until the debt hereby secured is fully satisfied, to pay all taxes and assessments levied under the laws of the State of Kansas, on said premises, or on this mortgage, or on the note or debt secured, before any penalty of non-payment attaches thereto; also to abstain from the commission of waste on said premises, and to keep the buildings thereon in good repair and insured to the amount of \$_____ in insurance companies acceptable to the said parties of the second part, their successors, heirs or assigns, and assign and deliver to them all policies of insurance on said buildings and the renewals thereof; and in case of failure to do so, the said parties of the second part, their successors, heirs or assigns, may pay such taxes and assessments, make such repairs, or effect such insurance; and the amounts paid therefor, 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 party 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 parties of the second part, their successors, heirs 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 parties of the second part, their successors, heirs or assigns shall be entitled to immediate possession of said premises, 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.

In presence of
J. W. Thomas

Maude Lewis
John A. Lewis.

State of Kansas, Franklin County, ss.

Be It Remembered, That on this 29 day of December A.D. nineteen hundred and fourteen before me, the undersigned, a Notary Public in and for said County and State, came Maude Lewis and John A. Lewis, her husband, who are personally known to me to be the identical persons described in and who executed the foregoing mortgage deed, and duly acknowledged the execution of the same to be their voluntary act and deed.

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

My commission expires 16th January 1918 (SEAL) H. B. Wheeler, Notary Public,
Franklin County, Kansas.

Recorded Dec. 31st. A.D. 1914, at 3:00 o'clock P.M.

Royd L. Lawrence
Register of Deeds,
Geo. C. Metzger Deputy.

This Indenture, Made this 6th day of September, in the year of our Lord, one thousand nine hundred and fourteen, Between Joseph M. Revey and Nellie F. Revey, his wife of Palmyra Twp in the County of Douglas and State of Kansas of the first part, and Ellen Cox party of the second part:

Witnesseth, that the said parties of the first part, in consideration of the sum of eleven 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, her heirs 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 West half (½) of the Southeast quarter of Section Eighteen (18) Township Fifteen (15) Range Twenty one (21) containing 80 acres more or less with 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 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.

This grant is intended as a mortgage to secure the payment of the sum of Eleven Hundred Dollars, according to the terms of a certain mortgage note this day executed by the said parties of the first part and payable on the 8th day of September 1917, to the order of said second party, with interest thereon at the rate of 6 per cent. per annum payable annually principal and interest bearing 8 per cent interest after due; both principal and interest being payable in lawful money of the United States of America at the Wellsville Bank, Wellsville, Ks. And this conveyance shall be void if such payment be made as is herein specified. But if default be made in such payment, or any part thereof, or interest thereon, or if the taxes on said land are not paid when the same become due and payable, 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 her executors, administrators and assigns, at any time thereafter, to take possession of 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 the 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 there be, 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

Recorded

July 14 1915

15 day of July 1915

Ellen Cox

15 day of July 1915

Ellen Cox

15 day of July 1915

Ellen Cox

15 day of July 1915

Ellen Cox