

This Indenture, Made this 1st day of February in the year of our Lord one thousand nine hundred and fifteen between David Bowers and Elizabeth Bowers his wife of Centropolis, in the County of Franklin and State of Kansas of the first part, and Fanny Sheldon Allen of the second part:

Witnesseth, That the said parties of the first part, in consideration of the sum of Eighteen 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 South East Quarter of Section Seventeen (17) Township Fifteen (15) of Range Nineteen (19) and containing 160 acres more or less,

with all the appurtenances and all the estate, title and interest of the said parties of the first part therein. And the said David Bowers does hereby covenant and agree that at the delivery hereof he is the lawful owner 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 Eighteen Hundred Dollars, according to the terms of one certain coupon bond this day executed by the said parties of the first part to the said party of the second part due February 1, 1920 with ten coupons thereto attached payable semi-annually on the first day of February and August in each year, with interest on said bond and coupons after maturity at the rate of ten percent per annum. Provided however \$100.00 or any multiple thereof may be paid at any interest payment.

And this conveyance shall be void if such payment be made as herein specified.

Be it 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, 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 thereof; 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 the said premises and all the improvements thereon, and receive the rents, issues and profits thereof, and 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 there be, shall be paid by the party making such sale, on demand, to the said David Bowers his 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.

David Bowers
Elizabeth Bowers

State of Kansas, County of Franklin, ss.

Be It Remembered, That on this 4th day of February A.D. 1915, before me, a Notary Public in and for said County and State, came David Bowers and Elizabeth Bowers 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.

My commission expires on the 15 day of May 1918 (SEAL) Glen H. Hill, Notary Public.

Recorded Febr. 6th, A.D. 1915, at 9:30 o'clock A.M.

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

Stephen H. Hennessey and Orpha D. Hennessey, husband and wife Mortgage and Warranty to The Farm Mortgage Company, of Topeka, Kansas, real estate in the County of Douglas and State of Kansas, described as follows, to-wit:

The Northwest Quarter (NW¹/₄) of Section Six (6) in Township Twelve (12), south, Range Eighteen (18), east of the Sixth (6th) Principal Meridian, except a tract of land described as follows:

Beginning at the Northeast corner of said Quarter Section; thence south Twenty-eight and One half Rods (28¹/₂); thence west Eighty-four (84) rods; thence north Twenty-eight and One half (28¹/₂) rods; thence east Eighty-four and one half (84¹/₂) rods to the place of beginning; and also seven acres described as follows: Beginning at the Southwest Corner of Section Thirty-one (31) in Township Eleven (11), south, Range Eighteen (18), east of the Sixth (6th) Principal Meridian; running north Sixty-two (62) rods on the west line of said tract; thence east Eighteen (18) rods; thence south to the south line of said tract; thence west on said line to beginning.

The above described mortgaged land contains One Hundred Twenty-seven and Seventy-seven One Hundredths (127.77) acres.

to secure the payment of \$140.00, due as follows:

\$46.67 on the first day of December, 1915

\$46.66 on the first day of December, 1916

\$46.67 on the first day of December, 1917.

This Mortgage is subject and second to a mortgage to The Farm Mortgage Company to secure the payment of \$2,000.00.

The said Mortgagee or assigns may pay any sum or sums of principal or interest due and unpaid on said prior mortgage, and on such payment shall be subrogated to the rights of the prior mortgagee, or may pay the taxes on said land, and the amount so paid, for principal or interest or taxes, together with interest at ten per cent per annum, shall be a lien on said premises and be secured by this mortgage.

If default shall occur in the payment of any sum or sums hereby secured, on the

For assignment see Book 54, Page 423

Book 117, Page 194

Book 117, Page 194

The following is a correct and true copy of the original instrument as recorded in the office of the Register of Deeds, State of Kansas, on the 6th day of February 1915.

Recorded Oct. 15th 1920

Book 117, Page 194

Book 117, Page 194

The following is a correct and true copy of the original instrument as recorded in the office of the Register of Deeds, State of Kansas, on the 6th day of February 1915.