

The following is intended to be the original instrument.
 Exchange Bank of Lawrence, Kansas, the mortgage with
 named, to each party, after the mortgage is fully paid,
 and the proceeds of the same, to be used for the purpose of
 purchasing and clearing of and with the proceeds of the sale of
 the same, to be used for the purpose of the same.

Exchanged at Lawrence, Kansas, April 2, 1915.
 By Edw. J. Neils, President
Exchanged at Lawrence, Kansas, April 2, 1915.

Received April 6, 1915.
Estelle D. Neils
 Register of Deeds

second part, its successors or assigns, shall be entitled to a judgement for the sum due upon said note and the additional sums paid by virtue of this mortgage and all costs and expenses of enforcing the same as provided by law, and a decree for the sale of said premises in satisfaction of said judgement, foreclosing all rights and equities in and to said premises of the said parties of the first part, their heirs or assigns, and all persons claiming under them and if there is a default in the payment of the principal, interest, taxes, insurance, as provided herein, the party of the second part shall be entitled to the rents, issues and profits from said premises, and has the option to collect the same, and is authorized to enter thereon and to use all of the remedies to collect said rents, issues and profits that the party of the first part might use, in the name of either party hereto, or any successor or assign, and credit the proceeds on any defaulted payment; and if any part of said premises becomes vacant the party of the second part is authorized to rent the same in the name of either party hereto, or any successor or assign, and on any terms and at any price, and receive the rents, issues and profits, and apply the same as aforesaid. And the said parties of the first part shall and will at their own expense from the date of the execution of this Mortgage until said note and interest, and all liens and charges by virtue hereof are fully paid off and discharged, keep the building erected on said lands, insured in some responsible insurance company duly authorized to do business in the State of Kansas, to the amount of One thousand and no/100 Dollars, for the benefit of said party of the second part; and in default thereof said party of the second part may effect said insurance in its own name, and the premium or premiums, costs, charges and expenses for effecting the same shall be an additional lien on said mortgaged property, and may be enforced and collected in the same manner as the principal debt hereby secured.

Each and all the foregoing terms and conditions shall be binding upon the heirs, executors, administrators, successors and assigns of the parties hereto.

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, and that they will warrant and defend the same in the quiet and peaceable possession of the said party of the second part, its successors and assigns forever, against the lawful claims of all persons whomsoever.

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

Fredrick Neils Sr. (SEAL)
 Minnie Neils (SEAL)

State of Kansas, County of Douglas, ss.

Be IT Remembered, that on this 1st day of April, A.D. 1915, before me, the undersigned, a Notary Public in and for said County and State, came Fredrick Neils, Sr. and Minnie Neils, husband and wife, who are personally known to me, to be the identical persons described in, and who executed the foregoing Mortgage, and duly acknowledged the execution of the same to be their voluntary act and deed.

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

My commission expires Sept. 25th 1915 (SEAL) Geo. H. Lotholz, Notary Public.

Recorded April 2nd, A.D. 1915, at 9:50 o'clock A.M.

Wm. L. Lawrence
 Register of Deeds,
Geo. H. Lotholz Deputy.

This Indenture, made this 20th day of March A.D. 1915, between Matilda Woyahn Hopkins, a single woman of the County of Douglas and State of Kansas party of the first part, and The Farmers Loan and 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 Six 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:-

Beginning at a point fourteen rods South of the Northwest corner of the Northwest Quarter (4) of Section Twenty (20), Township Twelve (12), Range Twenty (20); thence South twenty rods; thence East eighty rods; thence North Twenty rods; thence West Eighty rods to the place of beginning, containing ten (10) acres.

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 she 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 she 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 Six hundred and no/100 Dollars, on the 20th day of March A.D. 1920, with interest thereon at the rate of five (5) per cent per annum, payable semi-annually on the 20th days of September and March in each year, together with interest at the rate of ten per cent on any installment of interest which shall not have been paid when due, and on said principal sum after the same becomes due and payable, according to the terms or 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 party of the second part or its order at the office of said company, in

The following is intended to be the original instrument.
 The Note secured by this mortgage has been
 paid in full and the mortgage is hereby
 released and cancelled this 1st day of
 May, 1915.
 By Edw. J. Neils, President
Exchanged at Lawrence, Kansas, April 2, 1915.

Received April 6, 1915.
Estelle D. Neils
 Register of Deeds