

Lawrence, Kansas, or such other place as the legal holder of the principal note may in writing designate, which note represents a just indebtedness and an actual loan from the party of the second part to the party of the first part; and shall perform all and singular the covenants herein contained; then this mortgage to be void, and to be re-leased at the expense of the said party of the first part, otherwise to remain in full force and effect.

And the said party of the first part does hereby covenant and agree to pay, or cause to be paid, the principal sum and interest above specified, in manner aforesaid, together with all costs and expenses of collection, if any there shall be, and any costs, incurred and paid by the party of the second part, its successors or assigns, in maintaining the priority of this mortgage; that the said party of the second part may make any payments necessary to remove or extinguish any prior or outstanding title, lien or incumbrance on the premises hereby conveyed, 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 party of the first part hereby further covenants and agrees 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 \$500.00 in insurance companies acceptable to the said party of the second part, its successors or assigns and to 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 therefor, with interest thereon from the date of payment, at the rate of ten per cent per annum, shall be collectable with, as a part of, and in the same manner as the principal sum hereby secured.

And the said party of the first part does 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 to 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 behabold together and not in parcels.

In Witness Whereof, The said party of the first part has hereunto set her hand the day and year first above written.

Matilda Woyahn Hopkins

State of Kansas, County of Douglas, ss.

On this 20th day of March A.D. 1915, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Matilda Woyahn Hopkins, a single woman to me known to be the same person named in and who executed the foregoing instrument, and acknowledged that she executed the same as her 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 July 19, 1916 (SEAL)

Geo. L. Kreeck, Notary Public.

Recorded April 2nd A.D. 1915, at 2:22 o'clock P.M.

Flora Lawrence
Register of Deeds.
Geo. B. Magill 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 parties 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 Five Hundred and no/100 Dollars, in hand paid, the receipt of 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:-

Commencing at the N.W. Corner of the N. E. Quarter (¼) of Section 19, Township 12, Range 20, thence running East 80 rods; thence South 20 rods; thence West 60 rods; thence South 8 rods; thence West 20 rods; thence North 28 rods to the place of beginning, containing 11 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 if 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 Five Hundred and no/100 Dollars, on the 20th day of March A.D. 1920, with interest thereon at the rate of five & ½ per cent per annum, payable semi-annually on the 20th days of September 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

For release see Page 633.

The following is endorsed on the original instrument:
This note secured by this mortgage has been paid in full, and this mortgage is hereby released and cancelled this 26 day of January A.D. 1923 Farmers Loan & Trust Co.
By _____

(Camp Seal)