

(the following is endorsed on the original instrument recorded in Book 51, page 519)

FOR VALUE RECEIVED, The Farmers Loan & Trust Company, a corporation, hereby assigns the within mortgage and the debt thereby secured to Ida J. Buchheim,  
*Craighead* The Farmers Loan & Trust Company  
 By Lewis Kreeck, President.

State of Kansas, Douglas County, SS.

Be It Remembered, That on this 2nd day of October A.D. 1915, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Lewis Kreeck President of the Farmers Loan & Trust Company, a corporation, to me personally known to be such officer, and the same person who executed the foregoing Assignment, on behalf of such corporation, and duly acknowledged the execution of the same as his free act and deed as such officer, and the free act and deed of such corporation.

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 Jan'y 19, 1918 (SEAL) Geo. L. Kreeck, Notary Public,

Recorded Dec., 8th., A.D. 1915, at 1:20 o'clock P.M.

*Robert L. Lawrence*  
 Register of Deeds,  
*Geo. B. Wright*  
 Deputy.

IN CONSIDERATION of Three Thousand (\$3,000.00) Dollars, Philip G. Nuffer and Esther Nuffer, his wife of DuPage County, State of Illinois mortgagors, hereby grant, bargain, sell, convey and mortgage unto the Phoenix Mutual Life Insurance Company, of Hartford, Connecticut, mortgage, the following described real estate, situated in Douglas County, to wit:

West half of Southwest Quarter (W $\frac{1}{2}$  SW $\frac{1}{4}$ ) of Section Twenty-six (26), and Southeast Quarter of Section Twenty-seven (27) Township Twelve (12) Range Eighteen (18).

The mortgagors represent that they have fee simple title to said land, free and clear of all liens, and incumbrances, and hereby warrant the title against all persons, waiving hereby all rights of homestead exemption.

PROVIDED, That whereas said Philip G. Nuffer and Esther Nuffer, his wife, are justly indebted to said mortgagee in the principal sum of Three Thousand (\$3,000.00) Dollars, for a loan thereof made by said mortgagee to Philip G. Nuffer and Esther Nuffer, his wife and payable according to the tenor of one certain principal note executed by Philip G. Nuffer and Esther Nuffer, his wife bearing even date herewith, payable to the order of said mortgagee on the first day of December 1920, with interest from date until default or maturity, at the rate of five per cent. per annum, and after default or maturity, at the rate of ten per cent. per annum, payable semi-annually both before and after maturity, the installments of interest until maturity being evidenced by ten coupons attached to said principal note, and of even date herewith, and payable to the order of said mortgagee, both principal and interest being payable at Hartford, Connecticut. If said mortgagors shall pay the aforesaid indebtedness, both principal and interest, according to the tenor of said note, as the same shall mature, and shall keep and perform all covenants and agreements of this mortgage, then these presents to become void; otherwise in full force and effect.

Said mortgagors agree to pay all taxes and assessments that may be levied within the State of Kansas, upon said land and tenements, or upon any interest or estate therein, including the interest represented by this mortgage lien, or upon the mortgage or the note or debt secured hereby; and further to pay any tax, assessment or charge that may be levied, assessed, or required from the holder of said mortgage and note as a condition to maintaining or enforcing or enjoying the full benefits of the lien of this mortgage, or the collection of the said indebtedness. In case said mortgagors shall fail to pay any such taxes, assessments or charges, then the holder of this mortgage and the note secured hereby may pay said taxes, assessments or charges, and said mortgagors agree upon demand to repay the full amount of said advances, with interest at the rate of ten per cent. per annum from date of such advancement, and this mortgage shall be a further lien for the repayment thereof.

The mortgagors agree to keep all buildings and improvements upon said land in as good condition as they now are; to neither commit nor suffer waste; to maintain both fire and tornado insurance upon all buildings in a company satisfactory to the mortgagee or assigns, in a sum not less than \_\_\_\_\_ Dollars payable in case of loss to mortgagee or assigns, upon the mortgage indebtedness, all insurance policies to be delivered unto mortgagee or assigns as soon as written, and by them retained until the payment of this obligation. And the mortgagors authorize the holder hereof to repair any waste, and to take out policies of insurance—fire, tornado, or both—should mortgagors default in so doing and to advance the money therefor; and to repay such advances with interest at the rate of ten per cent. per annum, mortgagors pledge themselves, and the lien of this mortgage shall extend thereto. Non-compliance with any of the agreements made herein shall cause the whole debt secured hereby to mature at the option of the holder, and no demand for the fulfillment of broken obligations or conditions, and no notice of election to consider the debt due shall be necessary before instituting suit to collect the same and foreclose this mortgage, the institution of such suit being all the notice required. Witness our hands this first day of December 1915  
 Executed, in presence of; John Rice. Philip G. Nuffer  
 Esther Nuffer.

State of Illinois, DuPage County, ss.

On this 6th day of December 1915, before the undersigned Notary Public, in and for said County and State, personally came Philip G. Nuffer and Esther Nuffer, his wife,

*May 27th 1917*  
*Estelle J. Nuffer*  
 Register of Deeds

*Phoenix Mutual Life Insurance Company*  
*May 27th 1917*  
*Estelle J. Nuffer*  
 Register of Deeds

*The following is endorsed on the original instrument*  
*Recorded Dec., 8th., A.D. 1915, at 1:20 o'clock P.M.*  
*Recorded Dec., 8th., A.D. 1915, at 1:20 o'clock P.M.*

Recorded May 17, 1917

*The following is endorsed on the original instrument*  
*Recorded Dec., 8th., A.D. 1915, at 1:20 o'clock P.M.*  
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