policies of insurance on the buildings erected and to be erected upon the above desori-bed premises, in some responsible insurance company, to the satisfaction of the said bed premises, in some responsible insurance company, to the satisfaction of the s party of the second part, to the emount of Twelve Thousand Dollars; loss, if any, payable to the mortgagee ot its assigns.

FIFTH. Said parties of the first part hereny agree that if the maker. of said note shall fail to pay or cause to be paid any part of said money, either principal or interest, according to the tenor and effect of said note, when the same becomes due, or to conform to or comply with any of the foregoing conditions or agreements, the whole sum of money hereby secured shall, at the option of the legal holder or holders hereof, become due and payable at once, without notice.

And the said parties of the first part, for said consideratin, do hereby expressly waive an appraisement of said real estate, and all benefits of the Homestead, Exemption and Stay Laws of the State of Kansas.

The foregoing conditions being performed, this conveyance to be void; otherwise

of full force and virtue. IN TESTIMONY WHEREOF, The said parties of the first part have hereunto subscribed their names and affixed their seals, on the day and year above mentioned.

Charles M. Albright Sophia F. Albright

State of Kanses, Osage County, SS.

BE IT REMEMBERED, That on this 26th day of February A.D. 1916, before me, the undersigned, a Notary Public in and for the founty and State aforesaid, came Charles M. Albright end Sophia F. Albright; his wife, who are personally known to me to be in the same persons who executed the within instrument of writing, and such persons duly acknowledged the execution of the same. IN TESTINONY WHEREDF, I have herewrite set my hand and affixed my Notarial seal,

the day and year last above written.

J. A. Kesler, Notary Public.

Recorded Feb., 29th., A.D. 1916, at 9:30 o'clock A.M.

Term expires July 12 1919. (SEAL)

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THIS INDENTUFE, Made this 26th day of February, in the year of our LOrd, one thousand nine hundred and sixteen between Maggie Davidson and C. S. Davidson, her husband, of Agricola in the County of Coffey and State of Kansas of the first part, and The Ottawa Mortgage Company, a corporation under the laws of the State=of.Kansas, locited at Ottawa, Franklin County, party of the second part: WITNESSEIH, 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, its successors 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 North half $(\frac{1}{2})$ of the North half $(\frac{1}{2})$ of the Southwest quarter $(\frac{1}{4})$; Section

Sixteen (16), Township Fifteen (15), Range Twenty (20), with the appurtenences 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 hereby covenant and agree that at the delivery hereof they are the lawful owners of the premises above granted, and soized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances.

First party hereby agrees to keep both fire and tornado policies of insurance on the buildings on said premises, in some company or companies approved of by said second party, for the benefit of said second party, or assigns, in the sum of not less than One Thousand Dollars each, and shall deliver the policies to said second party, and should said first party neglect so to do, the legal holder hereof may effect such in-surance, and recover of said first party the amount paid therefor with interest at

ten per cent per annum, and this mortgage shall stand as security therefor. This Grant is intended as a mortgage to secure the payment of the sum of Eighteen Hundred Dollars, according to the terms of a certain mortgage note or bond this day executed by the said parties of the first part and payable on the 26th day of Februar 1921, to the order of said second party, with interest thereon according to the tenor thereof payable semi-annually according to the terms of ten interest notes attached, Aqiall of said notes bearing ten per cent interest after due; both principal and inter est being payable in lawful money of the United State of America at the office of The Ottawa Mortgage Company in Ottawa, Kansas.

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, 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 wondition, or if wast is committed on said premises, then this workyance 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, its the noider hereoi, and it shall be lawing too the same party of the second party, its successors or assigns, at any time thereafter, to take possession of the stid premises end 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 moneys arising from such sale, to retain the amount then unpaid

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