

KNOW ALL MEN BY THESE PRESENTS, That Lucretia B. Bigsby, a widow of the County of Douglas State of Kansas party of the first part, in consideration of the sum of Sixty-five hundred Dollars, in hand paid by FIDELITY TRUST COMPANY of Kansas City, in the County of Jackson, State of Missouri, party of the second part, receipt of which is hereby acknowledged, does hereby Mortgage and Warrant unto the said FIDELITY TRUST COMPANY the following described real estate situated in the County of Douglas and State of Kansas, to-wit:

The north half of the Southwest quarter (N $\frac{1}{2}$ SW $\frac{1}{4}$), the Southeast quarter of the Southwest quarter SE $\frac{1}{4}$ SW $\frac{1}{4}$, the Northwest quarter of the Northwest quarter (NW $\frac{1}{4}$ NW $\frac{1}{4}$) the South half of the Southwest quarter of the Northwest quarter (S $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$) also commencing at the Southwest corner of the Southeast quarter of Sec. 28, 12, 19, thence North 92 rods, thence East 2 rods, thence South 92 rods, thence West 2 rods to place of beginning; all in Sec. 28, Township 12, Range 19, The West half of the Southwest quarter of the Southeast quarter (W $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$) Sec. 21, Township 12, Range 19, east of the Sixth Principal Meridian, containing in all 203 15/100 acres more or less, according to United States Government Survey.

TO HAVE AND TO HOLD the same, with all the hereditaments and appurtenances thereto belonging, to the said second part and to its successors and assigns forever.

THESE PRESENTS are made to secure the payment of one certain negotiable Bond or Promissory Note this day made, executed and delivered by said Lucretia B. Bigsby to the said FIDELITY TRUST COMPANY for the sum of Sixty-five hundred Dollars, payable on the 10th day of MARCH A.D. 1921, and bearing interest at the rate of 5 $\frac{1}{2}$ per centum per annum from date, payable semi-annually and evidenced by ten coupons attached thereto.

The said bond and coupons are payable at the office of FIDELITY TRUST COMPANY, Kansas City, Missouri, and each bears interest after maturity at the rate of ten per centum per annum.

The said first party, however, reserves the right to pay Five hundred dollars hundred dollars or any multiple thereof upon said Bond, or the full amount thereof, on the day any of said coupons mature, provided thirty days' notice in writing is given to said second party or its assigns, that such payment will be made; and provided further, that in case such partial payments are made, no sum less than five hundred dollars of said Bond shall at any time remain unpaid- the making of such partial payments operating to reduce the amount of the Coupons maturing thereafter proportionately to the amount said Bond is reduced.

It is herein agreed particularly as follows: The said first party shall not suffer waste, nor permit the buildings, fences and improvements on said premises to depreciate by neglect or want of care; shall keep said premises free from all statutory lien claims of every kind and shall pay all sum necessary to protect the title or possession thereof; shall pay, before the same become delinquent, all taxes and assessments upon said premises, general or special, now existing or that may hereafter be levied, or chargeable against said indebtedness or against this instrument, by or within the State of Kansas, and shall keep the buildings on said premises constantly insured for the benefit of said second party or its assigns, in a company or companies acceptable to said second party or its assigns, in the sum of at least Thirty-five hundred Dollars, and shall deliver to said second party or its assigns, the policy or policies thereof and all renewals thereon, and shall, when requested, surrender to said second party or its assigns, any policy or policies covering any of the buildings on said premises; in case the title to said premises is transferred, making any assignment of such policies of insurance to the purchaser necessary, the said second party or its assigns, are hereby authorized to make such assignment thereof as the agents or attorneys of the party of the first part, her heirs or assigns.

In the event of a loss under said policy or policies, the said second party or assigns, shall have full power to demand, receive, collect, and settle the same, and for all of the aforesaid purposes, may, in the name, place and stead of said first party, or her assigns, and his or their agent or attorney in fact, sign all papers and applications necessary to obtain such insurance, sign and indorse all vouchers, receipts and drafts that may be necessary to procure the money thereunder, and apply the amount so collected toward the payment of the Bond, Interest Coupon Notes and interest thereon, and any other indebtedness due under the terms of this mortgage.

In case of failure of said first party to perform any of these agreements, the said second party, or its successors or assigns, may pay off and procure releases of any such statutory lien claims, may pay any such taxes or assessments, or may effect any such insurance and pay for the same, and may recover of said first party all amounts so paid, and interest thereon at the rate of ten per centum per annum from the date of such payment, and this mortgage shall stand as security for all such sums.

NOW THEREFORE, if the amount of said Bond or Coupons be paid when due, and all the covenants and agreements of the said first party contained herein be faithfully kept and performed, then these presents shall be null and void, and this mortgage shall be released at the expense of the party making such payments. If, however, the said first party fails to pay any part of the amount of said Bond or Coupons within twenty days after the same become due, or fails to keep and perform any of the covenants and agreements made herein, then it is expressly understood and agreed that the whole sum of money secured hereby shall, at the option of the holder of said indebtedness, or any portion thereof, become due and collectible at once, and this mortgage may thereupon be foreclosed and the mortgaged property be sold, or so much thereof as may be necessary to satisfy the amounts herein secured; and in such event it is expressly agreed that the whole amount of said Bond shall bear interest from the date thereof at the rate of ten per centum per annum, and the holder thereof may recover the whole amount of said Bond, with such interest thereon, less the amount of such coupons and partial payments as shall have been paid, and may recover all amounts paid by said second parties or any holder of said Bond for taxes, assessments, insurance

The following is endorsed on the original instrument.

Received of Lucretia B. Bigsby the within named mortgage the sum of Sixty-five hundred and 00/100 Dollars in full satisfaction of the within Mortgage
March 19, 1921
C. H. Duckert
Mortgage

Recorded March 19, 1921
Fidelity Trust Co.
Register of Deeds

For assignment See Book 62 Page 87

Recorded Sept 13, 1918
Filed for Record
The following is endorsed on the original instrument
Received of Lucretia B. Bigsby the within named mortgage the sum of Sixty-five hundred and 00/100 Dollars in full satisfaction of the within Mortgage
March 19, 1921
C. H. Duckert
Mortgage
Filed for Record Sept 13, 1918
The following is endorsed on the original instrument
Received of Lucretia B. Bigsby the within named mortgage the sum of Sixty-five hundred and 00/100 Dollars in full satisfaction of the within Mortgage
March 19, 1921
C. H. Duckert
Mortgage
Filed for Record Sept 13, 1918