

per cent per annum on any installment of interest which shall not have been paid when due, and on said principal sum after the same becomes due or payable, according to the tenor and effect of a promissory note No. 49820, bearing even date herewith, executed by said party of the first part to J. L. Pettyjohn & Co. of Olathe, Johnson County, Kansas, and payable at the office of said J. L. Pettyjohn & Co. of Olathe, Johnson County, Kansas; and shall perform all and singular the covenants herein contained; then this mortgage to be void, and to be released at the expense of the said party of the first part, otherwise to remain in full force and effect.

And the said parties of the first part do 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, charges, or attorney's fees incurred and paid by the said parties of the second part, their successors, heirs or assigns, in maintaining the priority of this mortgage or in defending the title to the land hereby mortgaged, or the validity of this mortgage, when attacked by parties other than the mortgagor.

And the said party of the first part do further covenant and agree until the debt hereby secured is fully satisfied, to pay all taxes and assessments levied under the laws of the State of Kansas, on said premises, or on this mortgage, or on the note or debt hereby secured, before any penalty for non-payment attaches thereto; also to abstain from the commission of waste on said premises, and keep the buildings thereon in good repair and insured to the amount of \$900.00 in insurance companies acceptable to the said parties of the second part, their successors, heirs or assigns, and assign

and deliver to them all policies of insurance on said buildings and the renewals thereof; and in case of failure to do so, the said parties of the second part, their successors, heirs 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 collectible with, as a part of, and in the same manner as, the principal sum hereby secured.

And the said party of the first part do 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 parties of the second part, their successors, heirs 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 parties of the second part, their successors, heirs or assigns shall be entitled to immediate possession of said premises, and may proceed to foreclose this mortgage; and in case of foreclosure, the judgment rendered shall provide that the whole of said premises be sold together and not in parcels.

In presence of. W. Roy Martin
E. T. Arnold.

George R. Jackson
Elizabeth Jackson

State of Kansas, Douglas County, SS.

BE IT REMEMBERED, That on this 6th day of April A. D. nineteen hundred and sixteen before me, the undersigned, a Notary Public in and for said County and State, came George R. Jackson and Elizabeth Jackson, his wife, who are personally known to me to be the identical persons described in and who executed the foregoing mortgage deed, and duly acknowledged the execution of the same to be their voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last above written.

My commission expires May 21 1918 (SEAL) C. B. Horsford, Notary Public,

My commission expires May 21 1918 (SEAL)

C. B. Hosford, Notary Public,
Douglas County, Kansas.

Recorded April 7th., A.D. 1916, at 10:25 o'clock A.M.

Wm. L. Lawrence
Register of Deeds.
Geo. B. Hight
Deputy.

FOR VA-UE RECEIVED, We hereby sell, transfer and assign to National Life Insurance Co, of the U. S. of A. the certain mortgage and debt thereby secured, mad-by Richmond Enochs and wife to THE FARM MORTGAGE COMPANY, of Topeka, Kansas, dated February 26th A. D. 1916 and recorded in Book 54 of Mortgages, page 241 records of Douglas County, Kansas covering the middle or centre 1/3, being the N₂ of the S 2/3 of the W₁ of the SE₁ of Sec 2; and the Middle or Centre 1/3, being the N₂ of the S₂3 of the part of the SW P₃₄ of Sec. 2, lying E. of the centre of the old channel of the Kans. River, all in Twp. 12 S. of R. 19 E. of the 6th P.M. 40 acres. more or less.

IN TESTIMONY WHEREOF, The said The Farm Mortgage Company has caused this instrument to be signed by its President and the Corporate Seal of the Company to be her-unto affixed this 3rd day of March A.D. 1916.

ATTEST

Russell E. Frost, Secretary. (Corp. Seal) THE FARM MORTGAGE COMPANY,
J.P. Slaughter, President.

State of Kansas, Shawnee County, SS.

BE IT KNOWN, That on this 3rd day of March A.D. 1916, before me, a Notary Public in and for said County, personally appeared J. P. Slaughter President of The Farm Mortgage Company, who is personally known to me to be the identical person whose name is subscribed to the foregoing instrument as said President, and then and there