

(The following is endorsed on the original instrument recorded in book 46 page 301) For and in consideration of One & no/100 Dollars to me in hand paid, the receipt of which is hereby acknowledged, I, S. M. Cramer, the mortgagee within named, do hereby assign and transfer to Hannah J. Cramer or her assigns the note by the foregoing mortgage secured, and do hereby assign and transfer to the said Hannah J. Cramer all my right title and interest to the lands and tenements in said mortgage mentioned and described.

In Witness Whereof, I have hereunto set my hand and seal at Spokane in the County of Spokane and State of Washington this, the ____ day of ____ A.D. 19__

F. L. Middleton

S. M. Cramer (SEAL)

J. L. Cramer

State of Washington, Spokane County, SS.

Be It Remembered, That on this 9th day of July 1913, before me F. L. Middleton a Notary Public in and for said County and State, came S. M. Cramer to me personally known to be the same person who executed the foregoing instrument of writing, and duly acknowledged the execution of the same.

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 April 4, 1914. (SEAL) F. L. Middleton, Notary Public.

Recorded August 15th A.D. 1916 at 2:40 o'clock P.M.

Hynd L. Lawrence
Register of Deeds.

This Indenture, Made this 19 day of Aug. in the year of our Lord one thousand nine hundred Sixteen, by and between Charlie Durow and Demma Durow, his wife, of the County of Douglas and State of Kansas, parties of the first part, and State Bank of Leocompton party of the second part,

Witnesseth, That the said parties of the first part, for and in consideration of the sum of Three Hundred Fifty and no/100 Dollars, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, have Granted, bargained and sold and by these presents do grant, bargain, sell, convey and confirm unto the said party of the second part, and to its successors and assigns, forever, all of the following described tract, piece or parcel of land, lying and situate in Douglas County, and State of Kansas, to wit: A strip of land seventy (70) feet wide from east to west and one hundred twenty one and one-half (121½) feet from north to south joining land owned by J. P. Gergen on the west and south of the California road situated in the north one-half (½) of the NE Quarter (¼) of Section Fourteen (14), Township Twelve (12), Range Seventeen (17) in the town of Big Springs, Kansas.

To Have and To Hold the same, with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and all rights of homestead exemption, unto the said party of the second part, and to its successors and assigns, forever. 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 seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances, and that they will warrant and defend the same in the quiet and peaceable possession of said party of the second part, its successors and assigns, forever, against the lawful claims of all persons whomsoever.

Provided, Always, And this instrument is made, executed and delivered upon the following conditions, to wit:

First. Said Charlie Durow and Demma Durow, his wife justly indebted unto the said party of the second part in the principal sum of Three Hundred Fifty Dollars, lawful money of the United States of America, being for a loan thereof, made by the said party of the second part to the said Charlie Durow and Demma Durow and payable according to the tenor and effect of one certain First Mortgage Real Estate Note, numbered ____, executed and delivered by the said Charlie Durow and Demma Durow, bearing date Aug. 19, 1916, and payable to the order of the said State Bank of Leocompton, Leocompton, Kansas, two years after date, at State Bank of Leocompton, Leocompton, Kansas, with interest thereon from date until maturity at the rate of 7 per cent per annum, payable semi-annually, on the 19 days of February and August in each year, and 10 per cent per annum after maturity, the installments of interest being further evidenced by four coupons attached to their said principal note, and of even date therewith, and payable to the order of said State Bank of Leocompton, Leocompton, Kansas,

Second. Said parties of the first part hereby agree to pay all taxes and assessments levied upon said premises when the same are due, and insurance premiums for the amount of insurance hereinafter specified, and if not so paid the said party of the second part or the legal holder or holders of this mortgage, may, without notice, declare the whole sum of money herein secured due and payable at once, or may elect to pay such taxes, assessments and insurance premiums, and the amount so paid shall be a lien on the premises aforesaid and be secured by this mortgage, and collected in the same manner as the principal debt hereby secured, with interest thereon at the rate of __ per cent per annum. But whether the legal holder or holders of this mortgage elect to pay such taxes, assessments, or insurance premiums or not, in is distinctly understood that the legal holder or holders hereof may immediately cause this mortgage to be foreclosed, and shall be entitled to the immediate possession of the premises, and the rents issues and profits thereof.

Third. Said parties of the first part hereby agree to keep all buildings, fences and other improvements upon said premises in as good repair and condition as the same are in at this date, and abstain from the commission of waste on said premises until the note hereby secured is fully paid.

Knows All Members of State Bank of Leocompton, Leocompton, Kansas, that the within named party of the second part, the receipt whereof is hereby acknowledged, have Granted, bargained and sold and by these presents do grant, bargain, sell, convey and confirm unto the said party of the second part, and to its successors and assigns, forever, all of the following described tract, piece or parcel of land, lying and situate in Douglas County, and State of Kansas, to wit: A strip of land seventy (70) feet wide from east to west and one hundred twenty one and one-half (121½) feet from north to south joining land owned by J. P. Gergen on the west and south of the California road situated in the north one-half (½) of the NE Quarter (¼) of Section Fourteen (14), Township Twelve (12), Range Seventeen (17) in the town of Big Springs, Kansas.

Recorded Aug. 20th 1917
Call D. J. Lawrence
Register of Deeds.