

THIS INSTRUMENT, Made this 1st day of September A.D. 1916 by and between E. J. Sturm, and Estella Sturm, his wife, of the County of Jefferson and State of Kansas, parties of the first part, and THE PIONEER MORTGAGE COMPANY, a corporation under the laws of Kansas, located at Topeka, Shawnee County, Kansas, party of the second part:

WITNESSETH, That the said parties of the first part, in consideration of the sum of Two Thousand Dollars, to them in hand paid, the receipt whereof is hereby acknowledged do by these presents grant, bargain, sell, convey and confirm unto the said party of the second part, its successors and assigns, all of the following described real estate, situate in the County of Douglas and State of Kansas, to wit:

Lots numbered One (1) and Two (2) in Section numbered Five (5), Township numbered Twelve (12), Range numbered Nineteen (19), East of the Sixth Principal Meridian and containing 72 acres more or less.

TO HAVE AND TO HOLD the same, with all and singular the hereditaments and appurtenances thereto belonging or in anywise appertaining, and all rights of homestead exemption and every contingent right or estate therein, unto the said party of the second part, its successors and assigns, forever; the intention being to convey an absolute title in fee to said premises. 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 the said party of the second part, its successors and assigns, forever, against the lawful claims of all persons whomsoever.

PROVIDED, Always, and these presents are upon the following covenants and conditions, to wit:

FIRST. That said parties of the first part are justly indebted to the said second party in the sum of Two Thousand Dollars, according to the terms of a certain mortgage note or bond of even date herewith, executed by said parties of the first part, in consideration of the actual loan of the sum aforesaid, to the order of said second party, with interest from September 1, 1916 until maturity, at the rate of six per cent per annum, payable semi-annually on the first days of March and September in each year according to the terms of interest notes thereunto attached; both principal and interest, said other indebtedness accruing hereunder, being payable in lawful money of the United States of America, at the office of THE PIONEER MORTGAGE COMPANY, in Topeka, Kansas, and all of said notes bearing ten per cent. interest after due.

SECOND. That the said first party shall pay all taxes and assessments now due, or which may become due, on said premises before the same become delinquent; and in case not so paid, the holder of this mortgage may pay such taxes and assessments, and recover the amount so paid with interest thereon at the rate of ten per cent, per annum and this mortgage shall stand for security therefor.

THIRD. That the said first party shall keep the buildings on said premises insured in some responsible company or companies, approved by said second party, for the benefit of said second party, or assigns, in the sum of not less than One thousand Dollars, and shall deliver the policies and renewal receipts to said second party, and should said first party neglect so to do, the legal holder hereof may effect such insurance, 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.

FOURTH. That said first party shall keep all fences, buildings and other improvements on said premises in as good condition and repair as they now are, and shall not suffer waste nor permit the value of said premises to depreciate by neglect or want of care; and should said first party neglect so to do, said second party or assigns shall be entitled to immediate possession of said premises.

FIFTH. In case of default of payment of any sum herein covenanted to be paid for the period of ten days after the same becomes due, the said first parties agreed to pay to the said second party, or its assigns, interest at the rate of ten per cent. per annum, computed annually on said principal note from the date of default, to the time when said principal and interest shall be fully paid; and in case of default of any of the covenants herein contained, the rents and the profits of said premises are pledged to the legal holder or holders hereof as additional and collateral security for the payment of all moneys mentioned herein, and said legal holder shall be entitled to the possession of said property by a receiver or otherwise as it may elect.

It is also agreed that the taking of possession shall in no manner prevent or retard the second party in the collection of said sums by foreclosure or otherwise.

SIXTH. If such payments be made as herein specified, this conveyance shall be void, and is to be released at the expense of said first party; but if said principal or interest notes, or any part thereof, or any interest thereon, be not paid according to the terms of said notes, or if said taxes or assessments be not paid as provided herein, or if default be made in the agreement to insure, or in the covenant against incumbrances, or any other covenant herein contained, then this conveyance shall become absolute, and the whole of said principal and interest shall immediately become due and payable at the option of the party of the second part, or assigns, and this mortgage may thereupon be foreclosed immediately for the whole of said money, interest and costs without further notice. In case of foreclosure, said real estate shall be sold without appraisement.

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

E. J. Sturm (SEAL)
Estella Sturm (SEAL)

State of Kansas, County of Jefferson, SS.

Be It Remembered, That on this 20th day of September A.D. 1916, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came E.J. Sturm

Recorded Jan. 11th 1922

W. M. [Signature]

Register of Deeds

The following is endorsed on the original instrument:
The Pioneer Mortgage Company, the mortgagor within named, was
hereby assigned for full payment of the above named debt, principal, interest, and costs,
the Register of Deeds of Douglas County, Kansas, to acknowledge the power of record
for William Henry, the said assignor, for and in his name to be assigned
by his wife & heirs, and its common and to be of full force and effect from and after the date of recording
of this instrument by the Pioneer Mortgage Company
By Charles M. [Signature]