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 WITNESS WHEREOF, the said parties of the first part have hereunto set their hands the day and year first above written.

IN PRESENCE OF

Roscoe Smith

Archie S Coen
Edna P Coen

State of Missouri Jackson county, SS:
BE IT REMEMBERED, That on this 5th day of January A.D. nineteen hundred and seventeen before me, the undersigned, a Notary Public in and for said County and State, came Archie S. Coen and Edna P. Coen, 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 October 8th 1917

I. B. Allmon
Notary Public in and for Jackson County Missouri

Recorded January 18-1917 A.D. at 9 o'clock. (R.S.)
Estelle Northrup Register of Deeds

THIS INDENTURE, made the 27th day of December A.D. 1916 between Archie S. Coen and Edna P. Coen his wife, of the county of Jackson and State of Missouri party of the first part, and J.L.Pettyjohn & Co. of Olathe , Johnson County, Kansas, parties of the second part.
Witnesseth, that the said party of the first part, in consideration of the sum of Forty-five Hundred and no/100 dollars, in hand paid , the receipt whereof is hereby acknowledged do hereby grant, bargain, sell convey and confirm to the said parties of the second part, their successors, heirs and assigns, the following described real estate in the County of Douglas and State of Kansas to-wit: The West half (½) of the Southwest quarter (¼) of Section Number Twenty four (24) Township Number Thirteen (13) Range Number Twenty (20), East of the Sixth (6th) Principal Meriden in Douglas County Kansas.
TO HAVE AND TO HOLD the same, with appurtenances thereto belonging or in anywise appertaining , including any right of homestead, and every contingent right or estate therein, unto the said parties of the second part, their successors heirs and assigns forever; the intention being to convey an absolute title in fee to said premises. AND THE SAID party of the first part hereby covenant that they are lawfully seized of said premises and have good right to convey the same ; that said premises are free and clear of all incumbrances; and that they will warrant and defend the same against the lawful claims of all persons whomsoever.
Makers reserve the option to pay $100. or any multiple thereof on this note at maturity of coupon due July First 1917, or any coupon thereafter by giving thirty (30) days notice.
PROVIDED, HOWEVER, that if the said party of the first party shall pay, or cause to be paid, to the said parties of the second part , their successors, heirs and assigns the principal sum of Forty five Hundred and no/100 dollars on the first day of January, A.D. 1922, with interest thereon at the rate of 5½ per cent per annum, payable on the first day of July and January in each year, together with interest at the rate of ten 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. 51639, 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 in 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 $5000.00 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 date of payment, at the rate of ten per cent per annum, shall

For assignment see Book 44-185
For Release see Book 57-Page 291
For assignment see Book 54 Page 484
For Release see Book 57 Page 291