

## MORTGAGE.

This Indenture, Made this 8th day of February, in the year of our Lord, one thousand nine hundred Seventeen, by and between Emma E. Place and E. N. Place, her husband, of the County of Douglas and State of Kansas, parties of the first part, and by the Board of Conference Claimants of the Kansas Annual Conference of the Methodist Episcopal church, party of the second part,

Witnesseth, That the said parties of the first part, for and in consideration of the sum of Eighteen hundred 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 Palmyra Twp. Douglas, County, and State of Kansas, to-wit: The East one half ( $\frac{1}{2}$ ) of the South East quarter of Section Twenty-one (21), Township Fourteen (14), Range Twenty (20); less about three acres right of way to the L. L. and G. R. R. .

TO HAVE AND TO HOLD the same, with all and singular the hereditaments and appurtenances therunto belonging, or in any wise 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 or 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 this instrument is made, executed and delivered upon the following conditions, to-wit:

First, Said Emma E. Place and E. N. Place are justly indebted unto the said party of the second part in the principal sum of Eighteen hundred 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 Emma E. Place and E. N. Place and payable according to the tenor and effect of one certain First Mortgage Real Estate Note, numbered, executed and delivered by the said Emma E. Place and E. N. Place bearing date Feb. 8, 1917 and payable to the order of the said Board of Conference, Claimants of the Kansas Annual Conference of the Methodist Episcopal Church, five years after Feb. 1, 1917 at Baldwin State Bank, Baldwin, Kansas, with interest thereon from date until maturity at the rate of five per cent per annum, payable semi-annually, on the 1st days of February and August in each year, and ten per cent per annum after maturity, the installments of interest being further evidenced by ten coupons attached to said principal note, and of even date therewith, and payable to the order of said Board of Conference Claimants of the Kansas Annual Conference of the Methodist Episcopal Church at Baldwin State Bank, Baldwin, 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 ten 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, it is distinctly understood that the legal holder or holders hereof may immediately cause this mortgage to be foreclosed, and shall be entitled to 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 fully paid.

Fourth. Said parties of the first part hereby agree to procure and maintain policies of insurance on the buildings erected and to be erected upon the above-described premises, in some responsible insurance company, to the satisfaction of the legal holder or holders of this mortgage, to the amount of Seven Hundred Dollars; loss, if any, payable to the mortgagee or its assigns. And it is further agreed, that every such policy of insurance shall be held by the party of the second part, or the legal holder or holders of said note, as collateral or additional security for the payment of the same, and the person or persons so holding any such policy of insurance shall have the right to collect and receive any and all moneys which may at any time become payable and receivable thereon, and apply the same, when received, to the payment of said note, together with the costs and expenses incurred in collecting said insurance; or may elect to have buildings repaired, or new buildings erected on the aforesaid mortgaged premises. Said party of the second part, or the legal holder or holders of said note, may deliver said policy to said parties of the first part, and require the collection of the same and payment made of the proceeds as last above mentioned.

Fifth. Said parties of the first part hereby agree that if the makers of said notes shall fail to pay, or cease to be paid, any part of said money, either principal or interest, according to the tenor and effect of said note and coupons, when the same becomes due, or to conform to or comply with any of the foregoing conditions or agreements, the whole sum of money hereby secured shall, at the option of the legal holder or holders hereof, become due and payable at once, without notice.

And the said parties of the first part, for said consideration, do hereby expressly waive an appraisalment of said real estate, and all benefit of the Homestead, Exemption and Stay Laws of the State of Kansas.

Recorded Feb. 27 - 1917 -

Noted M. J. Plancher  
Register of Deeds

(Copy filed)

Filed for Record

By Order of the Board of Conference Claimants of the Kansas Annual Conference of the Methodist Episcopal Church

Noted M. J. Plancher

*gls following is ordered on the ground instrument*  
*Know all men by these presents that the Board of Conference Claimants of the Kansas Annual Conference of the Methodist Episcopal Church, party of the first part, for and in consideration of the sum of Eighteen hundred Dollars, to them in hand paid by the said Emma E. Place and E. N. Place, her husband, parties 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 Palmyra Twp. Douglas, County, and State of Kansas, to-wit: The East one half ( $\frac{1}{2}$ ) of the South East quarter of Section Twenty-one (21), Township Fourteen (14), Range Twenty (20); less about three acres right of way to the L. L. and G. R. R. .*