Now if said parties of the first pert shall pay or cause to be peid to said perty of the second part, its successors or assigns, said sum of money in the above described note mentioned, together with the interest thereon, according to the terms and tenor of the same, then these presents chill be wholly discharged, and void; and otherwise shall remain in full force and effect. But if said sum or sums of money, or any part thereof, or any interest thereon, is not paid when the same is due; and if the taxes and assessments of every nature which are or may be assessed, and levied sgainst said premises or any part thereof are not paid when the same are by law made due and payable or if the insurance is not kept up, then the whole of said sum and sums and interst thereon, shall and by these presents become due and payable, and said part -- of the se cond part shall be entitled to the possession of said premises.

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And the said parties of the first part, for themselves, and their heirs, do hereby covenant to and with the said party of thessecond part, successors or assigns, that they are lawfully seized in fee of said premises, and have good right to sell and convey the same, that said premises are free and clear of all innumbrances, except a cer-tain mortgage from the said parties of the first part to the Peoples State Bank, of Lawrence, Kansas, for three Thousen's Six Muchaei Dollars, $(\frac{3}{25}, 60, 60, 0)$ date April 10th 1927, and that they will, and their heirs, executors and schinistrators shall; forever warrant and defend the title of the said premises against the levful claims and demands of all persons whomsoever.

In Witness Whereof, the said parties of the first part have hereunto get their hands the day and year first above written, John W. Ehart. Attest:

Lelia A. Ehert.

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STATE OF KANSAS: DOUGLAS ODUNTY: SS:

BE IT REMEMBERED, That on this 10th day of A =11, A. D. 1917, before me, August H. Fichler, s Notary PUblic in and for Said County and State, par John W. Hhart and Lilia A. Ehart, to me personally known to be the same persons who executed the foregoing instrument of writing, and duly soknowledged 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. (August H. Fiehler, Motory Public.

My commission expires (Peb. 2, 1918. , (L.S.)

Recorded on April 11, A.D. 1917, at 3:10 oclock, P.M.

2 Of Deeds, Walton Doputy. MORDGAGE. THIS INDENTUCE, Mode and executed this Tenth day of April, 1917, by William M. Ege and The Union Central Life Insurance Company, of Cincinnati, Ohio, party of the second part:

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That the said first parties for and in consideration of the sum of Witnessoth, That the said first parties for and in consideration of the sum of Eicht Hundred (3800.00) Dollars, paid by the said second party, the receipt of which is hereby acknowledged, mortgage and warrant unto the said second party, its successors is nereby acknowledged, mortgage win warrant unto the said second party, its suddead and assigns, forever, the cartain tractor parcel of real estate, situated in Douglas County, Kansas, described as follows, to-wit: The North half of the Northeast quarter of the Southwest quarter of Section Soventern (17), Township Twelve (12), Range Nine-teen:(19), East of the Sixth Principal Meridian, containing Twenty (20) acres, more or 1ess.

To secure the payment of a debt evidenced by cortain promissory notes of even date herewith signed by William M. Ege and Loie A. Ege of said first parties, and payable to the said second party, more fully described as follows: One principal note for the to the said second perty, more fully described as tollows: one principal note for the sum of One Hundred Fity Bollars, payable April 1, 1919; One principal note for the sum of Six Hundred Fity Bollars, Payable April 1, 1923; (and being for the principal sum loaned), (or in partial payments prior to naturity, in accordance with the stipu-lation therein) with interest at the rate therein specified and evidenced by interest notes.

The said first parties hereby covenant and agree with the said second party, its suc cessors and assigns, as follows:

FIRST .- Wo pay all taxes, assessments and charges of every character which are now, or which hereafter may become liens on said real estate; also all taxes assessed in Kansas against said second party, on thismorigage or debt secured hereby, and if not paid, that the holder of this morigage my pay such taxes, liens or assessments and be entitled to interest on the same at the rate of ten per cont per annum, and this mort-

entitled to incluse on our ty therefor. gage shall stand as security therefor. SECNN.- To keep all buildings, fences and other improvements on said real estate in . good repair and condition as the same are in ct this date, and shall permit no waste, and especially no cutting of timber except for making and repairing of fences on the place, and such as shall be necessary for firewood for the use of the grantor's family. THIRD --- To keep, at the option of the said second party, the buildings on said premises insured in some standard joint stock fire insurance company, approved by the said second party for the insurable value thoreof with the said second party's usual form

cond party for the insurable value thereof with the said second party is usual form of assignment attached, making said insurance pykalle in case of loss to the said se-cond party or assigns, and deliver the policy and renowal receipts to said second party In case of failure to keep said buildings to insured, and to deliver the policy or re-newal receipts as agreed, the holder of this nortgage may effect such insurance and the amounts so prid with interest at ten per cent per annum, shall be immediately due and payable, and shall be secured by this mortgage.

FOURTH ... If the maker or makers of said notes shall fail to pay either printipal or interest, when the same becomes due; or any notes given in renewal of the notes herein; or any notes given as evidence of interest on any extension of the time of payment of h or any notes given as evidence of interest on any extension of the time of payment of a the debt herein secured when the same shall be due; or there is a failure to conform to or comply with any of the foregoing covenants or agreements; the whole sum of money herein secured shall thereupon become due and payable at the option of the said second party without notice, and this mortgage may be foreolosed. Interest on the debt securd hereby shall be ten per cent. per annum after maturity by default, or otherwise, until

S. Margaret

N. S. Alter

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