

MORTGAGE.

THIS INDENTURE, Made the Fifteenth day of May, A. D. 1917, between R. L. Thomson and Cora E. Thomson, his wife, of the County of Douglas, and State of Kansas, hereinafter known as party of the first part, and Commerce Trust Company, a corporation of Kansas City, Missouri, party of the second part.

Witnesseth: That the said party of the first part, in consideration of the sum of Six Thousand and no/100 Dollars, in hand paid, the receipt whereof, is hereby acknowledged, does hereby grant, bargain, sell convey and confirm to the said party of the second part, its successors and assigns, the following described real estate, in the County of Douglas and State of Kansas, to-wit: All of the Southeast Quarter (SE 1/4) of Section Five (5), Township Fourteen, (14) South, Range, Twenty (20) East of the Sixth Principal Meridian.

Sixth Principal Meritandine
To have and to hold the same, with the appurtenances thereto belonging or in any wise appertaining, including any right of homestead 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 party of the first part hereby covenants that they are lawfully seized of said premises and have good right to convey same; that said premises are free and clear of all encumbrances; and that they will warrant and defend the said against the lawful claims of all persons whomsoever.

to be paid, to the said party of the second part, its successors or assigns, the principal sum of Six Thousand and no/100 Dollars, according to the tenor and effect of their one certain principal promissory note of even date herewith, numbered 7466, for the sum of Six Thousand and no/100 (\$6,000.00) Dollars, payable on the fifteenth day of May, 1922, to said Commerce Trust Company, or order, at its office in Kansas City Missouri, with interest thereon from date until maturity at the rate of five and one-half (5 1/2) per cent, per annum, payable annually on the fifteenth day of May, in each year, according to interest coupons attached to said note. Said note further provides that if default be made in the payment of any part of said money, either principal or interest, when the same becomes due and payable, then all of said principal and interest shall, at the option of the legal holder or holders, become due and payable, without notice, and both principal and interest are to bear interest at the rate of eight per cent per annum after maturity; 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 party of the first part does 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 be, and any costs, charges or attorneys' fees incurred and paid by the said party of the second part, its successors or assigns, in maintaining the priority of this mortgage.

And the said party of the first part does 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 on 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 in some responsible fire insurance company, to the satisfaction of the holder hereof, in the sum of not less than \$1,000.00 against loss by fire, and not less than \$1,000.00 against loss by wind-storm or tornado, the policy or policies, to be delivered to said party of the second part all written for the benefit of said party of the second part, or its assigns, as additional security to this loan; and in case of failure to do so, the said party of the second part, its successors or assigns, may pay such taxes and assessments, make such repairs or effect such insurance; and the amounts paid therefor, with interest thereon, from the date of payment, at the rate of eight per cent per annum, shall be collectible with, as part of, and in the same manner as, the principal sum hereby secured.

as, part of, and in the same manner as, the principal sum hereby secured. And the said party of the first part does further covenant and agree that in case of default 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 party of the second part, its successors 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 party of the second part, its successors 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 provided that the whole of said premises be sold together and not in parcels.

In Witness Whereof, The said party of the first part have hereunto set their hands
the day and year first above written.

Witnesses:

R. L. Thomson,
Cora E. Thomson.

ACKNOWLEDGMENT
(husband and wife)

STATE OF MISSOURI: COUNTY OF JACKSON: SS:

On this 19th day of May, 1917, before me, G. R. Benson, a Notary Public, personally appeared R. L. Thomson and Cora E. Thomson, his wife, to me known to be the persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Witness my hand and official seal the day and year last above written.

My commission expires Feb. 17, 1921 (L.S.)

G. P. Benson, Notary Public.

RECORDED on May 21, A.D. 1917
at 10:55 o'clock, A.M.

Estelle Northrup
Register of Deeds,
Loisaine Walton, Deputy.

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