MORTGAGE.

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THIS INDENTUFE, Made the Fifteenth day of May A. D. 1917, between R. L. frhomson and Cora E. Thomson, hiswwife, 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:

City, Missouri, party of the second part: Witnessch: That thesid party of the first part, in consideration of the sum of Three Hundred and no/100 Dollars, in hand paid, the receipt whereor, is hereby acknowledged, dobs 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 Kanses, to-wit: All of the Southeast quarter (S.E.+) of Section Five (5), Township Fourteen (14), South, of Raje Twenty (20)East, of the Sixth Principal Keridian.

Subject however, to a first mortgage of even date hrewith given to secure the payment of Six thousand and no/100 Dollars to Conmerce Trust Company of Kansas City, Mo.

To have and to hold the same, with appurtenances thereto belonging or in any wise expertaining, including any right of homestead and every contingent right or estate there in, 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 leminily seized

And the said party of the first part hereby of venents that they are lowfully seized of said premises and have good right to convey thesaw; that said premises are free and olear of all enumbrances; and that they will warrant and defend the same against the lawful claims of all persons whomsoever.

lawful claims of all persons whomsoever. Provided, However, That if the said perry of the first part shall pay, or cause to be paid to the said perty of the second part, its successors or assigns, the principal sum of Three Hundred and no/100 Dollars, according to the tenor and effect of their one promissory installment note of even date herewith, numbered 7467, for the sum of Three Hundred and no/200 (\$300.00) Dollars, payable to Commerce Trust Company, or order at its office in Kanacs City, Missouri, in five installments as follows, towit: Sixty and no/100 (\$60.00) Dollars on the Fifteenth day of May, 1928, and Sixty and no/100 (\$60. Dollars on the Fifteenth day of each Hay thereafter until the whole sum named is fully paid. Said note further provides that it is to bear no interest if each installment is paid when due, but if any of said installments shall not be paid when due, then all uppaid sums herein agreed to be paid shall become due and payable at once without notice and bear interest at the rate of eight per cent per annum from date thereof until paid; ind shall perform ally and singular the covenants her th containEd, then this mortgage a to be void, and to be released at the expense of said party of the first part; other-

The boot of a set of the released at the shores of set if prior to the first part of the set of the first part does hereby covenant and agroe 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 costs, charges or attorneys! fees incurred and paid by the said party of the second part, We successors or assigns, in maintaining the priority of this mortgage.

And the said party of the first part does further covenant and agree until th#debt hereby secured is fully satisfied to pay all taxes and assessments levid 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-paymont attaches thereto; also to abstain from the commission of waste on said premises, and keep the bildings 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 \$... against loss by wind-storm or tormado, the policy or policies to be delivered to said party of the second part and written for the benefit of said party of the second part, or its assigns, as additional security bo this loan; and in case of failure to do so, basessments, make such repairs, or effect such insurance; and the amounts paid therefor, with interest thereon, from the date of paymont, at the rate of eight per cont per annum, shall be collectible with as part of, aN 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, the successors or assigns may without notice declare the entire doth hereby secured immediately due and payable and thereupon, or in case of default in payment of said positisory note at naturity, the faid party of the second part, its/successors or assigns, shall be entitled to immediate possession of said premises, and may provide 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.

R. L. Thomson, Cora E. Thomson,

and the

Witnesses:

(ACKNOWLEDGHENT)

STATE OF MISSOURI: COUNTY OF JACKS'N: SS: On this 19th day of May, 1917, before ne, G. P. Benson, a Notary Public, personally appeared R. L. Thomson and Cora E. Thomson, his wife, to no 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 11:00 oclock, A.M.

Estelle Northrup Register of Doeds Lo Geine Walten Poputy.

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