

MORTGAGE.

This indenture, Made this 1st day of February in the year of our Lord one thousand nine hundred Eighteen, by and between George A. Shike and Emilia W. Shike, his wife, of the County of Douglas and State of Kansas, parties of the first part, and The Trustees of the Kansas Educational Association 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 Fifty-six 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 Township County of Douglas and State of Kansas, to wit:

The South east quarter (S.E. 1/4) of
Section Sixteen (16) Township
fifteen (15) Range Twenty (20).

To Have and To Hold the same, with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise 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 of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances, and that they well Warrant and Defend the same in the quiet and peaceable possession of 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 George A. Shike and Emilia W. Shike are justly indebted unto the said party of the second part in the principal sum of Fifty Six 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 George A. Shike and Emilia W. Shike and payable according to the tenor and effect of one certain First Mortgage Real Estate Note, numbered, executed and delivered by the said George A. Shike and Emilia W. Shike bearing date Feb'y 1, 1918, and payable to the order of the said Trustees of the Kansas Edo. Ass'n of M. E. Church five years after date, at Baldwin Ks. with interest thereon from date until maturity at the rate of 6 per cent. per annum, payable annually, on the 1st days of Feb'y in each year, and 10 per cent. per annum after maturity, the installments of interest being further evidenced by five coupons attached to said principal note, and of even date therewith, and payable to the order of said Trustees of Kansas Edo. Ass'n of M. E. Church at Baldwin Ks.

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 moneys 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 10 per cent. per annum. But whether the legal holder or holders of this mortgage elect to pay such taxed, 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 is 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 -----Dollars; less 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 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 party 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 maker of said note shall fail to pay, or cause or cause 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.

Recorded - Jan 6th 1919
-G. A. Shike & Emilia W. Shike

He, following is a statement of the amount of the principal and interest on the mortgage of the said George A. Shike and Emilia W. Shike to the Trustees of the Kansas Educational Association of the Methodist Episcopal Church, made by the said George A. Shike and Emilia W. Shike, on the 1st day of February, 1918, and payable to the order of the said Trustees of the Kansas Educational Association of the Methodist Episcopal Church, at Baldwin, Kansas, for the sum of Fifty Six hundred Dollars, with interest thereon from date until maturity at the rate of 6 per cent. per annum, payable annually, on the 1st days of February in each year, and 10 per cent. per annum after maturity, the installments of interest being further evidenced by five coupons attached to said principal note, and of even date therewith, and payable to the order of said Trustees of Kansas Educational Association of the Methodist Episcopal Church, at Baldwin, Kansas.

This mortgage is subject to the original instrument