

incident thereto, with interest thereon at the rate of six per cent per annum from the date of payment thereof until paid, shall be a lien upon said mortgaged premises added to the amount of said obligation, and secured by these presents, and shall be included in and operate as a part of the judgment upon foreclosure of this mortgage, then these presents shall 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 or levied against said premises or any part thereof are not paid when the same are by law made due and payable; and if said insurance is not effected, and the policy and certificates are not assigned, as aforesaid, then, and upon default of these provisions and covenants or any or either of them, the whole of said sum or sums and interest thereon shall, and by these presents, become due and payable, and said party of the second part shall be entitled to the possession of said premises. And the said parties of the first part further agree, upon default of the above covenants and conditions, or any or either of them, to pay the sum of Twenty Five and 100 Dollars, for the mortgagee or her assigns, as attorney's fees for foreclosure of this mortgage, which sum shall be a lien upon said premises, added to the amount of said obligation, and secured by these presents, and shall be included in and operate as a part of the judgment upon foreclosure of this mortgage.

Appraisement waived.
IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands, the day and year first above written.

Joseph F. Broers,
Marie H. Broers,

State of Kansas, Douglas County, ss.

Be it Remembered, That on this 12th day of February, A.D. 1918, before me, the undersigned, a Notary Public in and for the County and State aforesaid came Joseph F. Broers and Marie H. Broers who are personally known to me to be the same persons who executed the within instrument of writing, and such person duly acknowledged the execution of the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

August H. Fiehler,

My commission expires Feb. 18, 1922. (L.S.)

Recorded March 2nd 1918,
At 11:50 o'clock A.M.

Estelle Northrup,
Register of Deeds,
Jesse H. Ford,
Deputy.

MORTGAGE.

This Indenture, Made this 26th day of February in the year of our Lord one thousand nine hundred Eighteen, by and between Alvin F. Baker and Augusta Baker of the County of Douglas and State of Kansas, parties of the first part, and 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 Three Thousand 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 East Half (E $\frac{1}{2}$) of the North West Quarter (NW $\frac{1}{4}$) of the North West Quarter (NW $\frac{1}{4}$) of Section Ten (10) Township fifteen (15) Range Twenty (20) and commencing at the North West Corner of the East half (E $\frac{1}{2}$) of the North West Quarter (NW $\frac{1}{4}$) Section Ten (10) Township Fifteen (15), Range Twenty (20) Thence South Eighty (80) rods; East Nineteen (19) Rods; North fifteen (15) rods; East Thirteen (13) Rods, thirteen (13) links; North Sixty five (65) rods; West thirty two (32) rods thirteen (13) links to beginning, less about two and one half Acres (2 $\frac{1}{2}$) to Baldwin City, in Section Ten (10) 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, and seized 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 Alvin F. Baker and Augusta Baker are justly indebted unto the said party of the second part in the principal sum of Three thousand 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 Alvin F. Baker and Augusta Baker and payable according to the tenor and effect of one certain First Mortgage Real Estate Note, numbered, executed and delivered by the said Alvin F. Baker and Augusta Baker bearing date February 26, 1918, and payable to the order of the said Kansas Educational Association of the Methodist Episcopal Church, March 1, 1923., at Baldwin, Ks., with interest thereon from date until maturity at the rate of 6 per cent. per annum, payable semi-annually, on the 1st days of September and March in each year, and 10 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 Kans. Ed. Assn of M. E. Ch.

The following is enclosed in the original instrument.
Kans. Ed. Assn of M. E. Ch. v. Alvin F. Baker and Augusta Baker
Amount of \$3,000.00
Date of maturity March 1, 1923.
Interest at 6% per annum, payable semi-annually on the 1st days of September and March in each year, and 10% per annum after maturity.
The sum of \$3,000.00 is hereby loaned to the said Alvin F. Baker and Augusta Baker for the purpose of enabling them to purchase the premises described in the within instrument.
Witness my hand and the seal of my office, this 12th day of February, A.D. 1918.
Attest: My hand and the seal of my office, this 12th day of February, A.D. 1918.
By Alvin F. Baker and Augusta Baker.

Recorded July 29 1918
Received of Alvin F. Baker and Augusta Baker the sum of \$3,000.00 in full satisfaction of the within Mortgage.
At \$380.00
THE FOLLOWING IS ENDORSED ON THE ORIGINAL INSTRUMENT
Wheeler, Kansas, July 26, 1918
1918