145 Recorded free and clear of all incumbrances. First parties agree to insure the buildings on said premises in the sum of not less that \$3000 loss payable to second party. This grant is intended as a Mortgage to secure the payment of the sum of Eighty five hundred and no/100 Dollars, according to the terms of a certain mortgage note or bond this day executed by the said parties of the first part and payable on the 5th day of September 1923, to the order of said second party or his assigns toot gether with ten interest coupons thereto attached. And this conveyance shall be void if such payment be made as is herein specif-ied. But if default be made in such payment, or any part thereof, or interest thereon or if the taxes on said lend are not not of then the same become due and navable, or if mak versity m 192 -K or if the taxes on said land are not paid when the same become due and payable, or if ra lla or if the taxes on said land are not paid when the same become due and payable, or if the insurance is not kept up thereon, as provided herein, or if the buildings are not kept in good repair, or if the improvements are not kept in good condition, or if waste is committed on said premises, then this conveyance shall become absolute, and the whole sum remaining unpaid shall immediately become due and payable at the option of the holder hereof; and it shall be lawful for the said party of the second part and assigns, at any time thereafter, to take possession of the said premises and all the improvements thereon, and receive the rents, issues and profits thereof, and to sell Int is sudry and on the existent instruction Otta dekte. R unteer a ? premises hereby granted or any part thereof, in the manner prescribed by law, a.D. The the released and out of all moneys arising from such sale, to retain the amount frescribed by law, principal and interest, together with the costs and charges of making such sale, and 24.7 Plact. Curcherow principal and interest, together with the costs and charges of making such sale, and the overplus if any there be, shall be paid by the party making such sale, on demand, to the said first parties or their heirs or assigns. In witness whereof, the said parties of the first part have hereunto set their hands and seals the day and year last above written. 1920 Jet. maker mas this J. F. Metsker, (Seal) Zors Metsker, (Seal) Board Junio State of Kansas instrument County of Douglas,)ss. Ee it remembered, that on this 5th day of September A.D. 1918, before me, a Notary Public in and for said County and State, came J......F. Metsker and his wife Zora Metsker to me personally known to be the same persons who executed the foregoing instrument, and duly acknowledged the execution of the same. The B marty age In witness whereof, I have breanto suscribed my name, and affixed my official seal on the day and year last above written. hum the original C. R. Hosford. traci Notary PUblic This 28 day of February (L.S.) My commission expires on the 24 day of June 1922. Michin 3 Recorded September 5th, 1916. full, it is hereby At 1:20 o'clock P.M. Estille Borchrafe ! Register of Deeds, Serne Flora. 20 me Deputy. MORTGAGE. This indenture, made the thirtieth day of August, A.D. 1918, between Walter D. Howard and Pearl S. Howard, his wife, of the County of Douglas and State of Kansas, parties of the first part, and The Northwestern Mutual Life Insurance Company a corporation organized and existing under the laws of Wisconsin, and having its witnesseth, that the said parties of the first part, in consideration of twenty-set hundred Dollars, to them in hand paid, the receipt whereof is hereby acknowledged, 192.0 do by these presents grant, bargain, sell and convey unto the said party of the second part, and its successor=s and assigns forever, the following described Real Estate situated in the County of Douglas and state of Kansas, to wit; The west half of the southeast quarter of section number twenty-five, in township number twelve south, of range number eighteen east except one acre in the southwest corner bounded and described as follows, viz.; Beginning at the southwest corner of said southeast quarter, running thence north thirteen and one third rods, thence east twelve rods, thence south thirteen and one-third rods and thence to the place of beginning. 109 alla Together with the privileges and appurtenances to the same belonging, and all of the rents, issues and profits which may arise or be had therefrom. TO have and to hold the same to the said party of the second part, its Leconded To have and to hold the same to the same party of the second party, its successors and assigns, forever. And the said parties of the first part hereby covenant that they have good right to sell and convey said premises and that they are free from incumbrance, and hereby warrent the title thereto against all persons whomsoever. Conditioned, however, that if Walter D. Howard, one of said parties of conditioned, nowever, that if water D. noward, one of shit parties of the first part his heirs, executors, administrators or assigns, shall pay or cause to be paid to the said party of the second part, its successors or assigns, at the office of said party of the second part in the City of Milwaukee, Wisconsin, the sum of Twenty-seven Dollars with interest, according to the terms of a promissory note bearing even date herewith executed by Walter D. Howard, one of said parties of the Descring even date derewith executed by Matter D. Howard, one of said parties of the first part, to the said party of the second part; and shall pay all taxes and special assessments of any kind that may be levied or assessed within the State of Kanas upon said premises, or any part thereof, or upon the interest of the mortgagee, its successors or assigns, in said premises, or upon the note or debt secured by this mortgage, and procure and deliver to said party of the second part, its successors or assigns, at its or their home office, before the day fixed by law for the first interest or penalty to accrue thereon, the official receipt of the proper officer showing payment of all such taxes and assessments; and, so long as any part of the debt hereby secured remains unpaid, shall keep the buildings upon said premises insured against loss or damage by fire in some reliable insurance company or companies to be approved by the said party of the second part, its successors or assigns, to the amount of not less than Eight hundred dollars, provided, however, that if the

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