

The said first party shall keep said premises free from all mechanics' lien and statutory lien claims of every kind and shall pay before the same become delinquent all taxes and assessments upon said premises.

In case of failure of said first party to perform any of these agreements, the said second party, or his heirs or assigns, may pay off and procure releases of any such mechanics' lien or statutory lien claims, may pay any such taxes or assessments, any may pay any interest due on any prior encumbrance and may recover of said first party all amounts so paid and interest thereon at the rate of six per cent per annum from date of such payments; and this mortgage shall stand as security for all such sums.

not shall be punctually paid
Now therefore, if said as it matures and if all prior encumbrances and interest on the same are paid on the dates of maturity thereof and if all agreements and covenants contained in this and any prior mortgage are fully kept and performed, then these presents shall be void and the property hereinbefore conveyed shall be released at the expense of the party of the first part or her assigns. If, however, said Note or any part of same shall not be paid when the same becomes due and payable, or if default is made in the payment of any prior encumbrances or interest thereon of the date of the maturity thereof; or if any agreements or covenants contained in this or any prior mortgage are not faithfully kept, then the whole indebtedness secured thereby shall, at the option of the legal holder of said note, or any one of them, at once become due and collectible, and this mortgage shall remain in full force and may thereupon be foreclosed and the mortgaged property sold, or so much thereof as may be necessary to satisfy the amounts herein secured, with interest thereon as provided herein, together with an abstract fee for examining titles to said mortgaged premises for the purpose of commencing foreclosure proceedings, and a reasonable attorney's fee, if suit is commenced for the purpose of foreclosing this mortgage. It is further agreed by the party of the first part that any payments made on the principal of any prior encumbrance operating to reduce the amount of the interest thereon shall in no way affect the amounts due under this mortgage.

In witness whereof, the said party has hereunto set her hand and seal this third day of June A.D. 1919.

Mrs. S. A. Lawless, (Seal)
Sarah A. Lawless, (Seal)

Signed in presence of

State of Kansas,)
Douglas County,) ss.

Be it remembered, that on this 7 day of June 1919, before me, the undersigned, a Notary Public in and for said County and State, came Sarah A. Lawless, a widow, who is personally known to me to be the same person who executed the foregoing instrument of writing as grantor and such person duly acknowledged the execution of the same to be her voluntary act and deed for the purposes therein expressed.

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

My commission expires May 15, 1923.

W. M. Clark,
Notary Public in and for Baldwin
City, County Douglas, Kansas.

Recorded June 14th, 1919,
At 8:40 o'clock A.M.

Estelle Northrup
Register of Deeds,
Ferne Floyd
Deputy.

Adverse Real Estate Mortgage

In consideration of Thirty Six Thousand Dollars F. E. Conner, a single man of Osage County, State of Kansas, mortgagors, hereby grant, bargain, sell, convey and mortgage unto The Liberty Joint Stock Land Bank of Salina, Kansas, a Corporation organized and existing under an Act of Congress of the United States of America known as the Federal Farm Loan Act, with its principal office in the City of Salina, in the County of Saline, State of Kansas, mortgagee, the following described real estate situated in Douglas County, Kansas, to-wit:

East Half (E $\frac{1}{2}$) of Southeast quarter (SE $\frac{1}{4}$) of section Twenty Three (23); West Half (W $\frac{1}{2}$) of Southwest quarter (SW $\frac{1}{4}$) of section Twenty Four (24); Northwest quarter (NW $\frac{1}{4}$) of section Twenty Five (25); Northeast quarter of Northeast quarter (NE $\frac{1}{4}$ of NE $\frac{1}{4}$) of section Twenty six (26), all in Township Thirteen (13) Range Twenty (20)

The mortgagors represent that they have fee simple title to said land, free and clear of all liens, and incumbrances, and hereby warrant the title against all persons waiving hereby all rights of homestead exemption.

Provided, that whereas said mortgagors F. E. Conner, a single man are justly indebted unto said mortgagee in the principal sum of Thirty six thousand Dollars, for a loan thereof made by said mortgagee to said mortgagors and payable with interest at the rate specified in and according to the tenor and effect of the certain promissory note executed by said mortgagors, of even date herewith, payable to the order of said bank, both interest and principal being payable on an amortization plan in 66 semi-annual installments, the first installment being due on December first A.D. 1919 and a like sum due semi-annually thereafter on the 1st day of December and June of each year according to the terms and conditions of said note, by which the entire principal and interest shall be fully paid, all on the amortization plan and in accordance with the amortization tables provided by the Federal Farm Loan Board, together with interest at the rate of eight per cent. per annum on any installment of principal or interest or unpaid part of principal which shall not have been paid when due.