

ASSIGNMENT.

For Value received, we hereby sell, transfer and assign to Pioneer Life Insurance Co. the certain Mortgage and the debt thereby secured, made by Albert P. Baecker and Anna Baecker, his wife, to The Thomas Mortgage Company, of Emporia, Kansas, dated the 19th day of October, 1918, and recorded in Book 57 of Mortgages at page 200 of the records of Douglas County, Kansas.

Witness our hand and corporate seal, this 1st day of April, 1919.

THE THOMAS MORTGAGE COMPANY
By R. W. Thomas,
Secretary.

State of Kansas,
Lyon County, ss.

(Cor. Seal)

On this 1st day of April, 1919, before me, a Notary Public in and for said County, came The Thomas Mortgage Company, by R. W. Thomas, its Secretary to me personally known to be the Secretary of said Company, and the same person who executed the above assignment, and duly acknowledged the execution of the same, for and in behalf of said Company.

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

My commission expires April 5th, 1922.
Recorded July 3, 1919,
At 9:00 A.M.

(L.S.)

W. G. Roberts,
Notary Public.

Estlin Norshup,
Register of Deeds,
and Elmer
Deputy.

MORTGAGE.

This indenture, Made this 30th day of June in the year of our Lord one thousand nine hundred and nineteen by and between The Acacia Educational and Building Association, a corporation of the County of Douglas and State of Kansas, parties of the first part, and Emily P. D. Woodward party of the second part:

Witnesseth, That the said party of the first part, for and in consideration of the sum of Ten Thousand and no/100 Dollars, to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold, and by these presents does grant, bargain, sell, convey and confirm unto said party of the second part, and to her heirs and assigns, forever, all of the following described tract, piece or parcel of land, lying and situate in County of Douglas and State of Kansas, to wit;

Beginning at the south east corner of Section Thirty-Six (36), Township Twelve (12) Range Nineteen (19); Thence West 20 rods; thence North 22.4 Rods; Thence East 20 Rods; thence South 22.4 Rods to the point of beginning. All in the City of Lawrence.

To have and to Hold the Same, With all and singular the hereditaments and appurtenances thereunto belonging, or in any wise appertaining, and all rights of homestead exemption, unto the said party of the second part, and to her heirs and assigns forever. And the said party of the first part does hereby covenant and agree that at the delivery hereof that it is the lawful owner of the premises above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances, and that it will Warrant and Defend the same in the quiet and peaceable possession of said party of the second part her heirs 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 first party is justly indebted unto the said party of the second part in the principal sum of Ten Thousand and no/100 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 first party and payable according to the tenor and effect of one certain First Mortgage Real Estate Note, made, executed and delivered by the said first party bearing date June 20th, 1919, payable to the order of the said Emily P. D. Woodward on July 1, 1924 date, at the office of B. W. and Chester Woodward, in Topeka, Kansas with interest thereon from date until maturity at the rate of six per cent per annum, payable semi-annually, on the First days of January and July in each year, and ten 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 Emily P. D. Woodward at the office of B.W. and Chester Woodward in Topeka, Kansas.

Second. said party of the first part hereby agrees 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 money 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 manner as the principal debt hereby secured, with interest thereon at the rate of Ten per cent per annum. But whether the legal holder or holders of this mortgage elect to pay such taxes, assessments or insurance premiums, or not, it is distinctly understood that the legal holder or holders hereof may immediately cause this mortgage to be entitled to immediate possession of the premises and the rents, issues and profits thereof.

Recorded January 18, 1920
Book 57 of Mortgages
Page 200
By R. W. Thomas
Secretary of The Thomas Mortgage Company
Witness my hand and seal the day and year last above written.
W. G. Roberts
Notary Public