

Commencing at the North-east corner of the west fractional half of the south-west quarter of Section fourteen (14) and running thence west on the half section line to centre of ravine near the north-west corner of said west fractional half of said south west quarter; thence in a south east direction down centre of said ravine to the centre of Wakarusa Creek; thence in a north-east direction down centre of said Creek to East line of said west fractional half of said quarter section; thence north to place of beginning (said beginning being sometimes erroneously described as being north-east corner of the east half of said southwest quarter) all in said Township thirteen (13) south of Range twenty (20) east of 6th P.M. The property herein described and conveyed containing six hundred and thirty four (634) acres, more or less, and all of said property being situated in Township Thirteen (13) south, Range Twenty (20) east of the 6th P.M.

To have and to Hold the same with all and singular, the hereditaments and appurtenances thereto belonging, unto the said party of the second part, and to his heirs and assigns, forever, provided always, and this instrument is made, executed and delivered upon the following conditions, to-wit:

Whereas, Josiah C. Wolcott and Susie M. Wolcott the said parties of the first part have this day made, executed and delivered to the said party of the second part their promissory note of even date herewith, by which they promise to pay to the said A.C. Jones or order, for value received Forty two Thousand fifty four & 35/100 Dollars, due June 7th 1924 with interest from date to maturity at the rate of six per cent per annum, payable semi-annually, as evidenced by ten interest notes attached thereto for the sum of \$1261 63/100 each, falling due on the 7th days of December and June in each year, both principal and interest notes are payable at Pioneer Trust Co. Kansas City, Mo. and bear interest from maturity until paid at the rate of eight per cent per annum until paid. Said principal note being given as part of the purchase money of said property.

Now, if the said Josiah C. Wolcott and Susie M. Wolcott shall well and truly pay, or cause to be paid, the sum of money in said notes mentioned, with the interest thereon, according to the tenor and effect of said notes, then these presents shall be null and void. But if said sums of money or either of them, or any part thereof, or any interest thereon, be not paid when the same become due, then, and in that case the whole of said sum and interest shall, at the option of said party of the second part or assigns, by virtue of this mortgage, immediately become due and payable; or, if the taxes and assessments of every nature which are or may be assessed against said land and appurtenances, or either of them, or any part thereof, are not paid at the time when the same are by law made due and payable, then in like manner the said note, and the whole of said sum shall immediately become due and payable; and upon forfeiture of this Mortgage, or in case of default in any of the payments herein provided, for, the party of the second part, his heirs, executors, administrators and assigns, shall be entitled to a judgment for the sum due upon said notes and the additional sums paid by virtue of this mortgage, and all costs and expenses of enforcing the same, as provided by law and a decree for the sale of said premises in satisfaction of said judgment, foreclosing all rights and equities in and to said premises of said parties of the first part, their heirs and assigns, and all persons claiming under them, at which sale, appraisal of said property is hereby waived by said parties of the first part, and all benefits of the Homestead, Exemption and Stay Laws of the State of Kansas are hereby waived by said parties of the first part. And the said parties of the first part shall and will at their own expense from the date of the execution of this mortgage until said note and interest, and all liens and charges by virtue hereof, are fully paid off and discharged, keep the buildings erected and to be erected on said lands, insured in some responsible insurance company duly authorized to do business in the State of Kansas, to the amount of Thirty seven hundred & fifty Dollars, for the benefit of the said party of the second part or his assigns; and in default thereof said party of the second part may at his option effect such insurance in his own name, and the premium or premiums, costs, charges and expenses for effecting the same shall be an additional lien on said mortgaged property, and may at his option pay any taxes or statutory liens against said property, all of which sums with 8 per cent interest may be enforced and collected in the same manner as the principal debt hereby secured.

And the said parties of the first part hereby covenant and agree that at the delivery hereof said Josiah C. Wolcott 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 encumbrance and that he will warrant and defend the same in the quiet and peaceable possession of said party of the second part his heirs and assigns forever; against the lawful claim of all persons whomsoever.

In witness whereof, the said parties of the first part have hereunto set their hands the day and year first above written.

Josiah C. Wolcott,  
Susie M. Wolcott,

State of Missouri, )  
County of Jackson, )ss.

Be it remembered, that on this 11th day of July A.D. 1919, before me, the undersigned a Notary Public in and for said County and State, came Josiah C. Wolcott and Susie M. Wolcott, his wife who are personally known to me to be the identical persons described in and who executed the foregoing mortgage and duly acknowledged the execution of the same to be their voluntary act and deed.

In testimony whereof, I have hereunto subscribed my hand and affixed my official seal on the day and year last above written.

Doris A. March,  
Notary Public.

Term expires Sept 4, 1921.  
Recorded July 18, 1919,  
At 9:05 o'clock A.M.

(L.S.)

Estelle Northrup,  
Register of Deeds,  
Ferns Flora  
Deputy.

A. G. Jones is registered on the official instrument  
 This mortgage is fully paid, satisfied and discharged by exchange for the Register of Deeds  
 of Jackson County, Kansas, discharge the same is recorded  
 at Kansas City, Missouri Aug. 16, 1919 in volume of John D. King  
 A. G. Jones  
 Registered Aug. 16, 1919  
 D. A. G. Jones  
 Register of Deeds  
 1917