

MORTGAGE.

This indenture, made this 11th day of October A.D. 1919, between Allie Taylor and Hersel Taylor, husband and wife, of the County of Douglas and State of Kansas parties of the first part, and The Farmers State and Savings Bank, a corporation under the laws of the State of Kansas, located at Lawrence, Douglas County, Kansas, party of the second part:

Witnesseth, that the said party of the first part, in consideration of the sum of Three Thousand and no/100 (\$3,000.00) Dollars, in hand paid, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said party of the second part, its successors and assigns, the following described real estate, situate in the County of Douglas and State of Kansas, to wit:

Beginning seven (7) rods East of the North West corner of Lot Seven (7), in Section Thirty-three (33), Township Twelve (12), Range Twenty, (20), thence East Thirty Three (33) rods, thence south one hundred two (102) rods, more or less, to the Kansas River, thence west along the meandering course of the said Kansas River, thirty seven (37) rods to a point seven rods east of the West line of said lot numbered seven (7), thence north Ninety two (92) rods, more or less to the beginning, containing twenty (20) acres more or less, and all in Section thirty three (33), Township twelve (12), Range Twenty, in Douglas County, Kansas, and also an undivided one half interest in and to the following; beginning at a point forty (40) rods east of the Northwest corner of lot seven in section thirty three, township twelve, south range Twenty, East of the 6th P.M.; thence running East forty (40) rods to the northwesterly corner of said lot 7; thence south to the Kansas River; thence northwesterly to a point forty (40) rods due East of the West line of said lot 7, thence North to the place of beginning, containing twenty nine and 19/100 (29.19) acres more or less.

To have and to hold the same, with the appurtenances thereunto belonging or in anywise appertaining, including any right of homestead and every contingent right or estate therein, unto the said party of the second part, its successors or assigns forever; and the said parties of the first part hereby covenant that at the delivery hereof they are lawfully seized of said premises and have good right to convey the same; that said premises are free and clear of all incumbrances; and that they will warrant and defend the same against the lawful claims of all persons whomsoever, Provided, however, that if the said parties of the first part, shall pay or cause to be paid to the said party of the second part, its successors or assigns the principal sum of Three Thousand and no/100 (\$3,000.00) Dollars, on the 11th day of October A.D. 1924, with interest thereon at the rate of six per cent per annum, payable semi-annually on the 11th days of April and October in each year, together with interest at the rate of ten per cent per annum on any installment of interest which shall not have been paid when due, and on said principal sum/after the same becomes due or payable, according to the tenor and effect of a certain promissory note, and ten coupon interest notes thereto attached bearing even date herewith, executed by said parties of the first part and payable to the party of the second part or its order at the office of said Bank in Lawrence, Kansas, or such other place as the legal holder of the principal note may in writing designate, which note represents a just indebtedness and an actual loan from the party of the second part to the parties of the first part; and shall perform all and singular the covenants herein contained; then this mortgage to be void, and to be released at the expense of the said parties of the first part, otherwise to remain in full force and effect.

And the said parties of the first part do hereby covenant and agree to pay, or cause to be paid, the principal sum and interest above specified, in manner aforesaid, together with all costs and expenses of collection, if any there shall be, and any costs, incurred and paid by the said party of the second part, its successors or assigns in maintaining the priority of this mortgage; that the said party of the second part may make any payments necessary to remove or extinguish any prior or outstanding title, lien or incumbrance on the premises hereby conveyed, and any sums so paid shall become a lien upon the above described real estate and be secured by this mortgage, and may be recovered with interest at ten per cent in any suit to foreclose this mortgage.

And the said parties of the first part hereby further covenant and agree to pay all taxes, general or special, which may be assessed upon said land, premises or property; also to abstain from the commission of waste on said premises, and keep the buildings in good repair and insured to the amount of \$500.00 in insurance companies acceptable to the said party of the second part, its successors or assigns, and to assign and deliver to it or them all policies of insurance on said buildings, and the renewals thereof; and in case of failure to do so, the said party of the second part, its successors or assigns, may pay such taxes and assessments, make such repairs, or effect such insurance, and the amounts paid therefore, with interest thereon from the date of payment, at the rate of ten per cent per annum, shall be collectible with as a part of, and in the same manner as the principal sum hereby secured.

And the said parties of the first part do further covenant and agree that in case of default in payment of any installment of interest, or in the performance of any of the covenants or agreements herein contained, then, or any time thereafter during the continuance of such default, the said party of the second part, its successors or assigns, may, without notice, declare the entire debt hereby secured immediately due and payable, and thereupon, or in case of default in payment of said promissory note at maturity, the said party of the second part, its successors or assigns, shall be entitled to the immediate possession of said premises, by receiver or otherwise, as it may elect, and to the subsequent rents and profits of said premises, which are hereby pledged to the legal holder hereof as additional and collateral security for the payment of all monies mentioned herein, and may proceed to foreclose this mortgage, and

ATTEST:
J. C. McMillan
Register of Deeds

In consideration of full payment of the within mortgage I hereby release the same this 27 day of Oct. 1924.
James F. Taylor
Hersel Taylor

The following is entered for recording in instrument.