

State of Ohio, Lucas County, SS.

Be it remembered, that on this 24th day of Feb. A.D. 1920 before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Chester C. Hayes who is personally known to me to be the same person who executed the within instrument of writing, and such person duly acknowledged the execution of the same.

In testimony whereof, I have hereunto set my hand and affixed my Notarial Seal the day and year last above written.

Commission expires Apr. 1, 1922.

(L.S.)

G. K. Lombard,

Notary Public.

Recorded Feb. 27, 1920, .

At 4:35 o'clock P.M.

Estelle Northrup,
Register of Deeds,
Lennie H. Ross,
Deputy.

MORTGAGE.

This indenture, made this ninth day of January A.D. 1920 between George Abel and Blanche Abel, (his wife) of the first part, and Warren Mortgage Company, of Emporia, Lyon County, Kansas, of the second part.

Witnesseth; that the said part of the first part, in consideration of the sum of Eight Thousand and no/100 Dollars, paid by the second party, the receipt of which is hereby acknowledged, have granted and sold, and by these presents, do Grant, Bargain, Sell and Convey unto the said second party, its heirs, assigns or successors, forever, all of the following-described real estate, situated in the Township of Palmyra County of Douglas, State of Kansas, to wit:

The southwest quarter (1/4) of Section Thirty Six (36), Twp. Thirteen (13) Range Twenty(20) East of the Sixth P.M.; containing 160 acres more or less.

To have and to hold the same, with all the appurtenances thereunto belonging, unto the said second party, its heirs, assigns or successors, forever; and the said first parties do hereby covenant and agree, that at the delivery hereof, they are the lawful owners of the premises above granted, and seized of a good and indefeasible estate of inheritance herein, free from all encumbrances, and that they will Warrant and Defend the same against the lawful claims of all persons whomsoever.

Provided, always, and these presents are upon this express condition, that, whereas, the said first parties are justly indebted unto said Warren Mortgage Company in the principal sum of Eight Thousand and no/100 Dollars lawful money of the United States of America, being for a loan thereof on the day and date hereof, made by the said Warren Mortgage Company to the said parties and secured by one certain promissory note bearing even date herewith payable to said Warren Mortgage Company, or order, with interest at the rate of 5 1/2 per cent per annum from March 1st, 1920 until fully paid; interest to be paid as stated in the principal note, as specified by interest notes or coupons of even dates herewith attached to said principal note, principal and interest payable at the Fourth Atlantic National Bank of Boston, Massachusetts, or at such place as the legal holder may in writing designate.

Now, if said first parties shall pay or cause to be paid the said sum of money, with interest thereon, according to the terms of said note and pay off, remove and discharge all prior liens and encumbrances existing, or that may hereafter arise, then these presents shall be void. But if said sum of money, or any interest on it, is not paid when due and payable, or if all taxes or assessments levied against said property are not paid when the same are due and payable, or if default be made in the agreement to keep said property insured, as hereinafter set forth, or to pay off, remove and discharge all prior liens and encumbrances, then, in any of these cases, the said principal and each, all and every one of said coupon or interest notes, with the interest thereon, shall and by this indenture do immediately become due and payable, at the option of the second party, its assigns or successors, to be at any time hereafter exercised without notice to the said first parties. But the legal holder of this mortgage may, at his option, pay said taxes, assessments or charges for insurance, and any prior or outstanding lien or encumbrance, so due and payable, which the mortgagors or assigns shall neglect or refuse to pay, as herein set forth, and charge them against the said first parties, and the amounts so charged, together with interest at the rate of ten per cent, per annum, payable as stated in the principal note, shall be an additional lien upon the said mortgaged property, and the said mortgages, its heirs, assigns or successors, may immediately cause this mortgage to be foreclosed and shall be entitled to the immediate possession of said premises and of the rents, issues and profits thereof.

Said first parties agree to keep the buildings erected, or to be erected, on said land insured to the amount of Two Thousand and no/100 Dollars to the satisfaction and for the benefit of second party, its heirs, assigns or successors, from this time until said note and all liens by virtue hereof are fully paid, Said parties further agree that when this mortgage is fully paid off and satisfied, and a release given by the holder of the same, they will pay for the recording of such release.

It is hereby further agreed that the principal note shall bear interest after the same shall become due and payable, either by maturity or as herein before specified, at the rate of ten per cent per annum, payable as stated in the principal note, said interest to be computed upon the amount then remaining due and unpaid upon said notes from said date until the same shall be actually paid. And the said first parties hereby waive all stay, valuation, homestead or appraisal laws of the State of Kansas.

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

Signed, sealed and delivered in the presence of

C. W. McKeen,
Lawrence, Kansas.

George Abel,
Blanche Abel.

ATTEST:

Estelle Northrup,
Register of Deeds,
Lennie H. Ross,
Deputy.

B. F. Smith

County of Lucas, State of Kansas, do hereby certify that a duplicate of the foregoing instrument of writing was filed for record in the office of the Register of Deeds of said County, and that the same was duly recorded in said office on the 27th day of February, 1920, at 4:35 o'clock P.M.

Witness my hand this 27th day of February, 1920.

Wm. B. Smith
Notary Public

For Assignment See Book 37 Page 157

B. F. Smith