

*Renewal* It is hereby further agreed and understood that this mortgage secured the payment of the principal note and interest notes hereindescribed, and all renewal, principal or interest notes that may hereafter be given, in the event of any extension of time for the payment of said principal debt, to evidence said principal of the interest upon the same during the said time of extension.

As additional and collateral security for the payment of the note and indebtedness hereinbefore described, the said party of the first part hereby assigns to the said party of the second part all the profits, revenues, royalties, rights and benefits accruing or to accrue to him under all oil, gas or mineral leases on said premises. This assignment to terminate and become null and void upon the release of this mortgage.

In witness whereof the said party of the first part has hereunto set his hand the day and year first above written.

State of Kansas,  
County of Douglas, )ss.

David McConnell,

*Certified* Be it remembered, that on this 24th day of February A.D. 1920, before me, the undersigned, a Notary Public in and for the county and State aforesaid, came David McConnell, a widower, to me personally known to be the same person who executed the foregoing instrument, and duly acknowledged the execution of the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year last above written.

John C. Emick,

My commission expires January 13, 1924,

(L.S.)

Notary Public.

Recorded Feb. 28, 1920,  
At 11:15 o'clock A.M.

*Edith Northrup,*  
Register of Deeds,  
*Ferne Flood,*  
Deputy.

#### MORTGAGE.

This indenture, made this 1st day of March in the year of our Lord, one thousand nine hundred and twenty between H. B. Wilson and Grace C. Wilson, husband and wife, of Wellsville in the County of Franklin and State of Kansas of the first part, and Mrs. E. J. O'Neil party of the second part;

Witnesseth, that the said parties of the first part, in consideration of the sum of \$12,900.00 Twelve Thousand Nine Hundred Dollars, to them duly paid, the receipt of which is hereby acknowledged, have sold, and by these presents do grant, Bargain, Sell and Mortgage to the said party of the second part her heirs and assigns, forever, all that tract or parcel of land situated in the county of Douglas and State of Kansas, described as follows, to wit:

The southwest quarter ( $\frac{1}{4}$ ) of section Eighteen (18), Township Fifteen (15), Range Twenty One (21), East containing One Hundred Fifty Nine and 24/100 (159. & 24/100), acres,

with the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said parties of the first part 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 therein, free and clear of all encumbrances whatsoever.

First party hereby agrees to keep both fire and tornado, of insurance on the buildings on said premises, in some company or companies approved by said second party for the benefit of said second party, or assigns, in the sum of not less than \$ Four Thousand Dollars each, and shall deliver the policies to said second party, and should said first party neglect so to do, the legal holder hereof may effect such insurance, and recover of said first party the amount paid therefor with interest at ten per cent per annum, and this mortgage shall stand as security therefor.

This Grant is intended as a Mortgage to secure the payment of the sum of \$ 12,900.00 Twelve Thousand Nine Hundred Dollars, according to the terms of a certain mortgage note or bond this day executed by the said parties of the first part, and payable on the first day of March 1927, to the order of said second party, her heirs and assigns, with interest at the rate of six per cent per annum, payable annually. Party of the first having privilege to pay Five hundred dollars (\$500.00) or any multiple at any interest paying date.

And this conveyance shall be void if such payment be made as is herein specified But if default be made in such payment, or any part thereof, or interest thereon, or if the taxes on said land are not paid when the same become due and payable, or if the insurance is not kept up thereon as provided herein, or if the buildings are not kept in good repair, or if the improvements are not kept in good condition, or if waste is committed on said premises, then this conveyance shall become absolute, and the whole sum remaining unpaid shall immediately become due and payable at the option of the holder hereof; and it shall be lawful for the said party of the second part, her executors, administrators and assigns, at any time thereafter, to take possession of the said premises and all the improvements thereon, and receive the rents, issues and profits thereof, and to sell the premises hereby granted, or any part thereof, in the manner prescribed by law, and out of all moneys arising from such sale, to retain the amount then unpaid of principal and interest, together with the costs and charges of making such sale, and the over plus, if any there be, shall be paid by the party making such sale, on demand, to the said first parties or their heirs and assigns.

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

Signed, sealed and delivered in the presence of

H. B. Wilson, (Seal)  
Grace C. Wilson, (Seal)

Reg. No. 71.  
# 225

For Release See Book 67 - Page 544 -

The present is condensed in H. original instrument. Same given by these parties: H. B. Wilson & Grace C. Wilson.