terminate and become null and void upon release of this mortgage.

To Have and to Hold the same, with the appurtenances thereto be longing 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 and assigns forever; the intention being to convey an absolute title in fee to said premises. And the said party of the first part hereby covenant that they are lawfully seized of said premises and have good right tokonvey 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 party 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 (\$5,000.) Five Thousand Dollars, on the first day of April, A.D. able on the first day 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 promissory note, bearing even date herewith, executed by the said party of the first part and payable at the office of The Mutual Benefit Life Insurance Company, in Newark, New Jersey; and shall perform all and singular the covenants herein contained; then this mortgage to be void, and to be released at the expense of said party of the first part, otherwise to remain in full land force and effect.

And the said party 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, charges or attorney's fees incurred and paid by the said party of the second part, its successors or assigns, in maintaining the priority of this mortgage.

And the said party of the first part do further covenant and agree, until the debt hereby secured is fully satisfied, to pay all legal taxes and assessments levied 4 under the laws of the State of Kansas, on said premises, or on the lien created by in the this instrument, before any penalty for non-payment attaches thereto; also to abstain from the commission of waste on said premises, and keep the buildings thereon in good repair and insured to the amount of \$.. in insurance companies acceptable to the said party of the second part, its successors or assigns, and 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 therefor, with interest thereon, from the date of payment, at the rate of ten per cent. per annum, shall be collectible with, as part of, and in the same manner as, the principal sum hereby secured.

And the said party 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, and may proceed to foreclose this mortgage; and in case of foreclosure, the judgment rendered shall provide that the whole of said premises by sold together and not in parcels.

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

> Charles W. Warren. Laura F. Warren,

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State of Kansas County of Franklin,) 88.

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> On this 8th day of March A.D. 1920, before me, a Notary Public in and for said County, personally appeared Charles W. Warren and Laura P. Warren, husband and wife, to me known to be the persons named in and who executed the foregoing instrumen wife, to me and acknowledged that they executed the same as their voluntary act and deed. Witness my hand and official seal, the day and year last above written. My commission expires January 17th, 1922.

> > (L.S.)

Recorded March 11, 1920, : At 10:25.0'clock A.M.

H. A. Reed, Notary Public.

Register of Deeds, Fund Flord Deputy.

This indenture, made this 14th day of February A.D. 1920, between Jesse Ikenberry And Leah M. Ikenberry (wife) of the County of Osage and State of Kansas, parties of the first part, and The Prudential Trust Company, a corporation under the laws of Kansas, located at Topeka, Shawnee County, Kansas, party of the second part. Witnesseth, that the said parties of the first part, in consideration of the sum Two Thousand and no/100 (2,000.00) Dollars, in hand paid, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, convey and confirm to the said party of the second part, its successors and assigns, the following described real estate in

MORTGAGE.

the County of Douglas and State of Kansas, to wit:

The East One-Half (E2) of the Southwest quarter (SW_4) of Section Thirteen (13) Township Fifteen (15) Range Seventeen (17) County of Douglas, State of Kansas.