

State of Kansas, Douglas County, ss.

Be it remembered, that on this 6th day of May A.D. 1920, before me a Notary Public in and for said County and State, came James R. Holmes and Louella J. Holmes, his wife to me personally known to be the same persons who executed the within instrument, and duly acknowledged the execution of the same.

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

My commission expires 2/4/24 1920.

(L.S.)

Viola F. Kidwell,  
Notary Public.

Recorded May 6th 1920,  
At 3:10 o'clock P.M.

*Estlin Norcross*  
Register of Deeds,  
*Frank E. Lord*  
Deputy.

# MORTGAGE.

This indenture, made the 18th day of March A.D. 1920 between Romie Deay and Nellie May Deay, husband and wife of the County of Douglas and State of Kansas, party of the first part, and The Mutual Benefit Life Insurance Company, a corporation under the laws of New Jersey, located at Newark, Essex County, New Jersey, party of the second part, Witnesseth, that the said party of the first part, in consideration of the sum of Fourteen Thousand 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 the county of Douglas and State of Kansas, to wit:

The Northeast quarter of Section Thirteen (13), in Township Fourteen (14), of Range Twenty (20); also the Northwest Quarter and the Northwest Quarter of the Southwest Quarter of Section Eighteen (18), in Township Fourteen (14), of Range Twenty-one (21), containing Three Hundred Fifty-nine and Twenty-six Hundredths (359.26) acres.

As additional and collateral security for the payment of the note hereinafter described and all sums to become due under this mortgage, said party of the first part hereby assign to said party of the second part, its successors and assigns, all the rents, profits, revenues, royalties, rights and benefits accruing to said party of the first part under all oil and gas leases on said premises, with the right to receive the same and apply them to said indebtedness as well before as after default in the conditions hereof; and said party of the second part is further authorized to execute and deliver to the holder of any such oil and gas lease upon said premises a binding receipt for any payments made under the terms of said lease or leases and to demand, sue for and recover any such payments when due and delinquent; this assignment to terminate and become null and void upon release of this mortgage.

To have and to hold the same, with the appurtenances thereto 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 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 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 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 (\$14,000.) Fourteen Thousand Dollars, on the first day of April A.D. 1925, with interest thereon at the rate of five & one half per cent. per annum, payable 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 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 under the laws of the State of Kansas, on said premises, or on the lien created by 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 ..... 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 at 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

This Release was written and signed by the parties of the first part, and the party of the second part, in the presence of the undersigned Notary Public, and is hereby acknowledged by the undersigned Notary Public.

*Plenty to be signed by the said party of the first part, its successors or assigns, in the presence of the undersigned Notary Public, and is hereby acknowledged by the undersigned Notary Public.*