

Reg Fee # 341

WITNESSETH, that B. L. Holmes and Nellie Holmes his wife

of the county of Douglas and State of Kansas, party of the first part, for and in consideration of Eight Hundred DOLLARS
Conveys and Warrants to James H. Hale Bank Twenty DOLLARS
part, its assigns or successors, the real estate, hereinafter described, situated in the county of Douglas and state of Kansas, to-wit:

The north fifteen (15) acres of the southeast quarter (1/4) of the southeast quarter (1/4) of Section twenty (20) Township fourteen (14) Range twenty (20) Commencing at a point Eighty (80) Rods south from the North West corner of the South East quarter of Section No Twenty (20) Township No fourteen (14) South of Range No Twenty (20) East thence running South Eighteen (18) Rods thence North Thirty (30) Rods to place of beginning containing 57 3/4 acres more or less. Commencing at the north west corner of South East quarter (1/4) of Section Twenty (20) Township fourteen (14) Range twenty (20) East thence South Fifty three and one third (53 1/3) Rods thence South Fifty three and one third (53 1/3) Rods thence East Thirty (30) Rods thence South Fifty three and one third (53 1/3) Rods thence West Thirty (30) Rods to place of beginning containing Nine (9) acres less the north twenty (20) feet thence South one third (1/3) of the North fifteen (15) acres of the South East quarter (1/4) of Section (20) Township (14) Range (20) Douglas Co. Kansas.

To secure the said party of the second part, its assigns or successors

To secure the said party of the second part, its assigns or successors, for an actual loan of money made to the said party of the first part, as evidence by one certain Bond No. 1013.....of even date herewith-in and by which said bond the party of the first part promises to pay to the order of the said party of the second part, its assigns or successors, in lawful money of the United States of America, the principal sum of Eight hundred Dollars, on March 21st 1926.....with interest at the rate 6.....per cent. per annum from date.....

until maturity and 10 per cent. per annum after maturity or default, interest payable semi-annually according to interest coupons therefor thereunto attached, both principal and interest being payable at the office of James E. Tate Individual and agree that in case any interest on any of said sums shall remain unpaid after the same becomes due, then the entire sums covered by this bond and secured by this Mortgage Deed, to become immediately due and payable at option of mortgagee, without any notice of any kind whatsoever, and same to be collected in like manner as if the full time provided in said bond had expired.

It is Hereby Expressly Agreed, That said first party shall insure the buildings that are insurable herein, in favor of the party of the second part, its assigns or successors, against loss or damage by fire, in such sum and in such fire insurance companies as the second party, its assigns or successors, may direct, and maintain such insurance during the continuance of this loan.

It is Further Expressly Agreed, That the first party shall at all times keep the taxes and assessments of any and all kinds that may become liens upon said premises fully paid and satisfied, and that said security shall remain and be kept as good as the same is now during the continuance of this loan.

It is Further Agreed, That the first party shall repay to the second party, its assigns or successors, all and every such sum or sums of money as may have been paid by them, or any of them, for taxes or assessments, or for premiums and costs of insurance, or on account of, or to extinguish or remove any prior or outstanding title, lien, claim or incumbrance on the premises hereby conveyed, with interest thereon at the rate of ten per cent. per annum from the time the said sum or sums of money may have been respectively so advanced and paid, until the same are repaid. And all of which said sum or sums of money and the interest to accrue thereon, shall also be a charge upon said premises, and shall be secured by this instrument in the same manner as the principal sum payable by the said bond is secured thereon.

It is Further Agreed, That in case of default in the payment of said bond, or any part thereof, or any of the sums of money to become due herein specified, according to the tenor and effect of said bond, or in the case of the breach by the said party of the first part, of any of the covenants or agreements herein mentioned by the said first party to be performed, then and in that case, this conveyance shall become absolute, and the party of the second part, its assigns or successors, be at once entitled to the possession of the said above described premises, and to have and receive all the rents and profits thereof, and the said bond.....with interest accrued thereon and all moneys which may have been advanced and paid by the said second party, its assigns or successors, with the aforesaid interest thereon, shall, thereupon, each and everyone of them, become and be at once due and payable at the option of the legal holder hereof.

In Testimony Whereof, The said party of the first part hath hereunto set his hand and seal on the day and year first above written.

B. J. Holmes (SEAL)
Nellie M. Holmes (SEAL)

STATE OF KANSAS, Douglas COUNTY, SS:

I, the undersigned, a Notary Public, in and for said County and State, do hereby certify that on this 27 day of March, A. D. 1923, personally appeared before me

73. J. Holmes and Nellie M. Holmes
his wife

In Testimony Whereof, I have hereunto set my hand and affixed my official seal on the day and year last above written.

Commission expires May 12th 1926 L. E. Hoover Notary Public.
 Filed for Record on the 2nd day of April A. D. 1923 at 7⁴⁰ o'clock P. M.
Edw. E. Wellman Register of Deeds.
 _____ Deputy.

In consideration of full payment of the within mortgage I hereby release the same this 6 day of May 1936

Notary Public *J. G. Brown*
 personally known to
 At. *signed the specification*
 of Deeds. *my official*
 Deputy.
William
of Deeds.