

MORTGAGE RECORD

A. D. 1924, between

State and Savings Bank, a

and no

Dollars,

d party of the second part,

to-wit:

the first half

ownership

of the

same.

Dollars,

in each year,

due, and on said principal

coupon interest notes

and part or its order at the

date, which note represents

all and singular the cove-

nant, otherwise to remain

the sum and interest above

may make any payments

sums so paid shall become

it in any suit to foreclose

or special, which may be

buildings in good repair and

its successors or assigns,

to do so, the said party

the amounts paid therefore,

in the same manner as the

any installment of interest.

of such defaults, the

and payable, and there-

signs, shall be entitled to

said premises, which are

and may proceed to fore-

close this mortgage; and

in and for said County

executed the

P.M.

Register of Deeds.

Deputy.

The following is endorsed on the original instrument:

The note secured by this mortgage has been paid in full, and this

mortgage is hereby released and cancelled this

day of

February A. D. 1924. Indorser: W.C.

of

R. Register of Deeds

Recorded February 19, 1924

Paul C. McMillan

R. Register of Deeds

In Assignment Book 62 Page 403
First Assignment Book 62 Page 342

This Indenture, Made this

22nd

day of September

A. D. 1924, between

E. H. Woodward and Myrtle O. Woodward, husband and wife,

of the County of Douglas and State of Kansas, parties of the first part, and The Farmers State and Savings Bank, a corporation under the laws of the State of Kansas, located at Lawrence, Douglas County, Kansas, party of the second part:

WITNESSETH, That the said parties of the first part, in consideration of the sum of

Sixteen thousand three hundred and no/100 (\$16,300.00) Dollars,

in hand paid, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said party of the second part,

its successors and assigns, the following described real estate, situate in the County of Douglas and State of Kansas, to-wit:

The South West Quarter of Section Nine (9), Township 23 North, Range 20 West (20), Except the North Half of the South East 1/4 of

the said South West 1/4, containing one hundred forty (140) acres

more or less, in Douglas County, Kansas.

TO HAVE AND TO HOLD the same, with the appurtenances thereunto 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 or assigns forever; and the said party of the first part hereby covenant that at the delivery hereof, 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

Sixteen thousand three hundred and no/100 (\$16,300.00) - 00 - Dollars,

on the 22nd day of September A. D. 1924, with interest thereon at the rate of 10% per cent per annum

payable semi-annually on the 22nd days of March and September 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 certain promissory note, and that they coupon interest notes

thereto attached bearing even date herewith, executed by said party of the first part and payable to the party of the second part or her order at the

office of the County Clerk, in Lawrence, Kansas, or such other place as the legal holder of the principal note may in writing designate, which note represents

a just indebtedness and an actual loan from the party of the second part to the party of the first part; and shall perform all and singular the cove-

nants herein contained; then this mortgage to be void, and to be released at the expense of the 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 collections, if any there shall be, and any costs, incurred and paid by the said party of the second part, its successors or assigns, in maintaining the priority of this mortgage; that the said party of the second part may make any payments necessary to remove or extinguish any prior or outstanding title, lien or incumbrance on the premises hereby conveyed, and any sums so paid shall become a lien upon the above described real estate and be secured by this mortgage, and may be recovered with interest at ten per cent in any suit to foreclose this mortgage.

And the said party of the first part hereby further covenant and agree to pay all taxes, general or special, which may be assessed upon said land, premises or property; Also to abstain from the commission of waste on said premises, and keep the buildings in good repair and insured to the amount of \$10,000 in insurance companies acceptable to the said party of the second part, its successors or assigns, and to 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 therefore, with interest thereon from the date of payment, at the rate of ten per cent per annum, shall be collectible with, as a 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 defaults, 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, by receiver or otherwise, as it may elect, and to the subsequent rents and profits of said premises, which are hereby pledged to the legal holder hereof as additional and collateral security for the payment of all monies mentioned herein, and may proceed to foreclose this mortgage; and in case of foreclosure, the judgment rendered shall provide that the whole of said premises be sold together and not in parcels.

IN WITNESS WHEREOF, The said party of the first part has hereunto set their hand and seal the day and year first above written.

E. H. Woodward
Myrtle O. Woodward

STATE OF KANSAS,

County of Douglas ss:

On this 22nd day of September A. D. 1924, before me, the undersigned, a Notary Public in and for said County and State, personally appeared E. H. Woodward and Myrtle O. Woodward, husband and wife, to me known to be the same person named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

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

My Commission expires January 19, 1929.

Notary Public

Filed for Record on the 12 day of May A. D. 1924 at 2 o'clock P.M.

Estelle D. Thompson, Register of Deeds.
Deputy.