

MORTGAGE RECORD

.....A. D. 1924.3, between
kle

**Farmers State and Savings Bank, a
part:**

..... Dollars,
the said party of the second part,
ten and, to-wit:

feet of Lat
on of Late
(Addition)
back 3 of
Enlarged
County

ding any right of homestead and
said part. 1234 of the first part
ht to convey the same; that said
t the lawful claims of all persons

the second part, its successors or

..... Dollars,
..... per cent per annum.

.....each year,
when due, and on said principal
.....coupon interest notes
the second part or its order at the
designate, which note represents
perform all and singular the cove-
the first part, otherwise to remain

principal sum and interest above
rred and paid by the said party
d part may make any payments
d any sums so paid shall become
er cent. in any suit to foreclose

neral or special, which may be
the buildings in good repair and
part, its successors or assigns,
failure to do so, the said party
and the amounts paid therefore,
and in the same manner as the

of any installment of interest, continuance of such defaults, the fully due and payable, and therefor or assigns, shall be entitled to the rents of said premises, which are herein, and may proceed to foreclose together and not in parcels.

hand, at the day and year.

Public in and for said County
R. L.

they executed the

ic
o'clock *P* M.

....., Register of Deeds.
 Deputy.

This Indenture

Made this twenty-third day of April

...A. D. 1923 between

of the County of Douglas and State of Kansas, party 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 part ~~44~~ of the first part, in consideration of the sum of

in hand paid, the receipt whereof is hereby acknowledged, do all 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 Arizona to-wit:

The fourth Half of the Northeast Quarter of the Southeast quarter of Section 36 Township 20 Range 20 East of the 6th T.M. is situated in the canyon.

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, his successors or assigns forever; and the said party of the first part hereby covenant.....that at the delivery hereof, he, lawfully seized of said premises and having good right to convey the same; that said premises are free and clear of all incumbrances; and that he will Warrant and Defend the same against the lawful claims of all persons who sever.

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 Fifteen Hundred and no/100 (\$1500.00) Dollars.

on the twenty-third day of April, A. D. 1968, with interest thereon at the rate of six per cent per annum, payable semi-annually on the twenty-third days 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 certain promissory note, and ten coupon interest notes

hereto attached bearing even date herewith, executed by said party of the first part and payable to the party of the second part or its order at the place of said company, 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 covenants 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 parties 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 \$..... 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 therefor, 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 hereby 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 _____ the day and year first above written.

John Bradford Perkins

STATE OF KANSAS, }
County of Douglas } ss:

On this twenty-third day of April, A. D. 1923, before me, the undersigned, a Notary Public in and for said County and State, personally appeared John Bradford Perkins

to me known to be the same person.....named in and who executed the foregoing instrument, and acknowledged that.....executed the same as.....his.....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 Oct 18 1924 T. D. W. D. Buchanan
Notary Public

Filed for Record on the 23rd day of April A. D. 1923 at 2:00 o'clock P. M.

..... *Lea S. Williams* Register of Deeds,
..... Deputy.